K 1511

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ Six Hundred & 00/100 ----------
----------($600.00)---------- DOLLARS

cash in hand paid by Cleve Warner and wife, Lillie Mae Warner, the receipt of which is hereby acknowledged, we, Frank Wade and wife, Mina Wade

have bargained and sold, and by these presents do transfer and convey unto the said Cleve Warner and wife, Lillie Mae Warner, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly 30 feet of Lot No. 45 of John Trimble's National Hill Plan, in Nashville, Tennessee, fronting 30 feet on the south side of Garden Street, and running back between parallel lines, 120 feet to an alley. See plan in Book No. 21, page 121, of the Register's Office for Davidson County, Tennessee. Being the same lot conveyed to Frank Wade and wife, Mary Wade, by deed from M. Parks of record in Book No. 439, page 333, in the Register's Office for Davidson County, Tennessee.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cleve Warner and wife, Lillie Mae Warner, their heirs and assigns, forever.

And we do covenant with the said Cleve Warner and wife, Lillie Mae Warner that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1947 taxes, and certain delinquent taxes, which will be assumed by the purchasers. And we, Frank Wade and wife, Mina Wade do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Cleve Warner and wife, Lillie Mae Warner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of July, 1947.

John A. Pritchett, witness

Frank Wade

Mina Wade

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John A. Pritchett, a Notary Public in and for said County and State, the within named Frank Wade and wife, Mina Wade

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 22 day of July, 1947.

Commission expires August 3, 1949

John A. Pritchett
Notary Public

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