1513

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $

TWO THOUSAND TWO HUNDRED & 00/100 ($2,200.00) - - - DOLLARS

cash in hand paid by Elvis G. Dennis and wife, Mary B. Dennis, the receipt of which is hereby acknowledged, we, R. K. Stewart and wife, Bertha Stewart, [redacted] have bargained and sold, [redacted] presents do transfer and convey unto the said ELVIS G. DENNIS AND WIFE, MARY B. DENNIS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being part of the easterly part of Lot No. 65 on the Map of Brownsville, of record in Plan Book 21, page 9, Register's Office for said County, and described as follows:
Beginning at a point in the center line of McKinnel Avenue 95.5 feet east of the easterly margin of Riverside Drive as now located; thence South 2° West 300 feet to an iron pin; thence North 86° 45' West 73 feet to an iron pin in the east line of the property that was conveyed to Francis B. Coleman and wife by deed of record in Book 1515, page 240, said Register's Office; thence along Coleman's East line South 2° West 285 feet to a point in a fence line; thence South 87° East 429 feet to the center line of Campbell Street; thence with the center line of the same, North 6-1/4° West 277.5 feet to a point, being the southeast corner of the property conveyed to Mrs. Julia Wood by deed of record in Book 1019, page 521, said Register's Office; thence along her south line and along the south line of the property conveyed to Clyde A. Morgan by deed of record in Book 965, page 399, said Register's Office; westerly 225 feet to Morgan's southwest corner; thence with his west line northwardly 300 feet to the center line of McKinnel Street; thence with the center line of the same, westerly 65 feet more or less to the point of beginning.
Being part of the property conveyed to R. K. Stewart and wife, Bertha Stewart, by two deeds, one from Mrs. M. T. McCanless, of record in Book 1097, page 300, and the other from Mrs. Ella Jenkins, of record in Book 1281, page 272, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elvis G. Dennis and wife, Mary B. Dennis, their heirs and assigns, forever.

And we do covenant with the said Elvis G. Dennis and wife, Mary B. Dennis, 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.

And we, R. K. Stewart and wife, Bertha Stewart do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elvis G. Dennis and wife, Mary B. Dennis, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of August, 1947

R. K. Stewart

Bertha Stewart

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 R. K. Stewart and wife, Bertha Stewart

the bargainor s, 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, Tennessee, this 9th day of August, 1947

Commission expires Aug. 2, 1949

John A. Pritchett
Notary Public

41