1514



approved - Ecyopley - asst - City - atty

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ Eleven Thousand, Seven Hundred Twenty-Five & No/100 - - - - - - - - - - - - - - (11,725.00) - - - - - - - - - - - - - - - - - DOLLARS

paid by the City of Nashville for use and benefit of the Board of Education, the receipt of which is hereby acknowledged;

I/We R.H. Rainey and wife Clara M. Rainey have bargained and sold, and by these presents do transfer and convey unto the said City of Nashville for use and benefit of the Board of Education its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A lot of land in West Nashville, Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Elkins, formerly 2nd., Avenue, as laid out on the plan of the Charlotte Park Company's First Addition, of record in book 57, page 103, Register's Office for said County, 150 feet westerly from the westerly margin of 48th Avenue North, formerly 7th Street; thence with the northerly margin of Elkins Avenue, westerly 50 feet; thence northerly and parallel with 48the Avenue North, 150 feet to an alley; thence easterly with the southerly margin of said alley 50 feet; thence southerly, parallel with 48th Avenue North, 150 feet to the northerly margin of Elkins Avenue, the beginning.

Being the same property conveyed to R.H. Rainey and wife, Clara M. Rainey, by deed from Clevie H. Cullum, of record in book 1369, page 316, said Register's Office.

The taxes for the year 1947 have been pro-rated and the part due by the grantor have been paid to the grantee and therefore the grantee assumes and agrees to pay the taxes for the year 1947.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said City of Nashville for use and benefit of the Board of Education its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said City of Nashville for use and benefit of the Board of Education that we 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.H. Rainey and wife Clara M. Rainey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said City of Nashville for use and benefit of the Board of Education, its successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14 day of August, 1947.

R H Rainey

Clara M. Rainey

STATE OF TENNESSEE
Davidson County

Personally appeared before me E. C. Eastman, a Notary Public in and for said County and State, the within named R.H. Rainey and wife Clara M. Rainey

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 14 day of August, 1947.

Commission expires [illegible]

E. C. Eastman
Notary Public

386