1536

WARRANTY DEED

For and in consideration of the sum of

Two Thousand Five Hundred ($2,500.00) and no/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by John M. Spence, the receipt of which is hereby acknowledged.

I, J. N. Spence, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said John M. Spence, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the old 12th Civil District of said County, being lot No. 5 on the plan of the division of the land of Wm. Gower, deceased, as of record in Minute Book "H", page 487, County Court for said County, described as follows:
Beginning at a beech, the corner of lots Nos. 4 and 5 on said plan; thence north 88½° west 46 poles to two sugar trees, the northwest corner of said lot No. 5, being the northwest corner of the original tract; thence with the west line of the original tract, south 168.6 poles to a stake and pointers, the southwest corner of said lot No. 5; thence south 88° east 46 poles to the corner of lots Nos. 4 and 5; thence with the line between said two lots, north 168.4 poles to the beginning, containing 48 acres, more or less.
Being part of the property conveyed to J. N. Spence by deed from Max Kirshner, et al. of record in book 1278, page 156, and being the same property conveyed to J. N. Spence by deed from Wilma Kirshner, et al. of record in [redacted] 1224, page 553, said Register's Office.

Taxes for 1947, pro-rated.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John M. Spence, his

heirs and assigns, forever.

And I do covenant with the said John M. Spence

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I covenant

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John M. Spence, his

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 27th day of September, 19 47.

J. N. Spence

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elva Tinnin, a Notary Public in and for said County and State, the within named J. N. Spence, a widower

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 office, this 15th day of October, 1947.

My Commission expires April 9, 1950

Elva Tinnin
Notary Public

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