K 1541

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ ----------$6,100.00----------

-----SIX THOUSAND ONE HUNDRED AND NO/100---------- DOLLARS

Cash in hand paid by George William Byrne and wife, Helen L. Byrne, receipt of which is hereby acknowledged,

we, H. A. Winkler and Tommy Q. Foster have bargained and sold, and by these presents do transfer and convey unto the said George William Byrne and wife, Helen L. Byrne their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the northerly 50 feet of the southerly 100 feet of lots Nos. 174, 175 and 176 on the map of West Nashville Heights, as of record in book 332, page 127, Register's Office for said County, described as follows: Beginning on the easterly margin of Nall, formerly Stevenson, Avenue at the northwest corner of the property conveyed to James V. Johnson, Jr, and wife, by deed from H. A. Winkler, et al, of record in book 1491, page 81, said Register's Office; thence eastwardly, with Winkler's north line, 151.7 feet, more or less, to a point in the westerly line of lot No.177; thence northwardly with said lot No. 177, 50 feet; thence westwardly and parallel with Winkler's north line, 151.7 feet, more or less, to the easterly margin of Nall Avenue; thence with said Avenue, southwardly 50 feet to the beginning.
Being part of the property conveyed to H. A. Winkler and Tommy Q. Foster, by deed from John H. Lanier, of record in book 1397, page 98, 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 George William Byrne and wife, Helen L. Byrne their heirs and assigns, forever.

And we do covenant with the said George William Byrne and wife, Helen L. Byrne that we are lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except taxes for the year 1947 which have been pro-rated.
And we, H. A. Winkler and Tommy Q. Foster do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George William Byrne and wife, Helen L. Byrne, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25 day of November 1947

Tommy Q. Foster

H. A. Winkler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. G. Lackey Jr., a Notary Public in and for said County and State, the within named H. A. Winkler and Tommy Q. Foster

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 25th day of November, 1947

My Commission expires ~~4/30/50~~ 4/3/50

J. G. Lackey Jr.
Notary Public

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