K 1557

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ Six Thousand & No/100---------- DOLLARS

Cash paid by William Magruder Netterville and wife, Lottie Keele Netterville, to George N. Burkhalter and wife, Tula Marie Burkhalter, the receipt of which payment is hereby acknowledged.

We, George N. Burkhalter and wife, Tula Marie Burkhalter have bargained and sold, and by these presents do transfer and convey unto the said William Magruder Netterville and wife, Lottie Keele Netterville their heirs and assigns, ~~a certain tract or parcel of land in Davidson County, State of Ten- nessee, described as follows, to wit:~~

The one-half interest in a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being Lot No. 177 on the Map of O. B. Hayes' Second Addition to Nashville, as of record in Plan Book No. 1, Page 81 of the Chancery Court at Nashville, described according to a survey made by W. B. Southgate, Surveyor, July 1930, as follows:

Beginning at an iron pin set in the east margin of 19th Avenue South, formerly Laura Street, the common corner of Lots Nos. 177 and 178; thence south with the east margin of said 19th Avenue South 50 feet to an iron pin, the common corner of Lots No. 176 and 177; thence east with the dividing line between lots No. 176 and 177, 150 feet to an iron pin set in the west margin of an alley; thence northerly with the westerly margin of said alley 50 feet to an iron pin, the southeast corner of Lot No. 178; thence westerly with the dividing line between lots Nos. 177 and 178, 150 feet to the point of beginning.

Being the one-half interest of the same property conveyed to George N. Burkhalter and wife, Tula Marie Burkhalter, by deed from William Magruder Netterville and wife, Lottie Keele Netterville, of Record Book 1390, page 629 of said county.

Rent, taxes and insurance are to be pro-rated as of January 31, 1948.

This relinquishes all claims of said property of George N. Burkhalter and wife, Tula Marie Burkhalter to William Magruder Netterville and wife, Lottie Keele Netterville.

To have and to hold the one-half interest of ~~To have and to hold~~ the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Magruder Netterville and wife, Lottie Keele Netterville, their heirs and assigns, forever.

And we do covenant with the said William Magruder Netterville and wife, Lottie Keele Netterville 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, George N. Burkhalter and wife, Tula Marie Burkhalter do further covenant and bind our heirs and representatives, to warrant and forever defend the title to ~~the said land to the said~~ to the one-half interest of the said land William Magruder Netterville and wife, Lottie Keele Netterville, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15 day of January, 1948.

Geo. N. Burkhalter

Tula Marie Burkhalter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Miss Regina Lee, a Notary Public in and for said County and State, the within named Geo. N. Burkhalter and wife Tula Marie Burkhalter

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 15 day of January, 1948.

Commission expires [illegible]

Miss Regina Lee
Notary Public

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