1578

For and in consideration of the sum of Five dollars ($5.00) receipt acknowledged and love and affection. DOLLARS

M. W. Mashburn, Jr. and wife, Ruby D. their heirs

have bargained and sold, and by these presents do transfer and convey unto the said to the said M. W. Mashburn, Sr. and wife, Lenora L. their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly part of lot #209 on the map of Royal Oaks Land Company Sub-division of the Baker Tract as of record in book 421, page 102 and 103, registor's office of said County. Beginning at the point in the easterly margin of Lynnwood Blvd. 265 ft. north of the northerly margin of Trimble Rd. said one being 80 ft. north of the original line between lots #209 and #210 and soouthernly 85 deg. 30 min. east 370.7 ft. to an iron pen thence northerly 30 feet. parallel with the common corners of lots #209 #218 #208 and #219, thence westerly 361.2 feet to a stake in the easterly margin of said boulevard, thence with the margin of Lynwood Blvd. and southernly 40.6 feet to a point of beginning, being part of the property conveyed to M. W. Mashburn, Jr. by deed from Royal Oaks Land Co. of record in book 1414 page 110 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 M. W. Mashburn, Jr. and Ruby D. (wife) their heirs and assigns, forever.

And we do covenant with the said M. W. Mashburn, Sr. and wife, Lenora L. and their heirs 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 M. W. Mashburn, Jr. and wife, Ruby D. do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said M. W. Mashburn, Sr. and wife, Lenora L. and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of March, 1948.

Morris W. Mashburn Jr

Ruby D. Mashburn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Annie Cathey, a Notary Public in and for said County and State, the within named Morris W. Mashburn Jr and wife Ruby D. Mashburn

the bargainor, 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 9th day of March, 1948.

Commission expires by Commission expires July 6, 1950

Annie Cathey
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record ... day of APR ... A.D. 1948 ... o'clock ... M.
... Register
Dpt. Reg.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

Form 103

WARRANTY DEED
FROM
[redacted]
TO
M. W. MASHBURN, SR. AND WIFE
LENORA L.

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