K 1582



WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Five and no/100 (5.00) [redacted] DOLLARS

cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged.

I, B. E. Britt

have bargained and sold, and by these presents do transfer and convey unto the said Bernard E. Britt, Jr. and Lorraine B. Payne 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 one-half of Lot No. 378 on the map of Richland Realty Company's sub-division "C", plan of which is of record in Book 421 Page 31, Register's Office of Davidson County, Tennessee.

Said northerly one-half of Lot No. 378 fronts 45 feet on the Easterly side of Wilson Avenue and runs back 118.4 feet on the northerly line and 140.8 feet on the Southerly line, to a dead line and measures 50 feet on the rear line.

Being part of the property conveyed to B. E. Britt by deed from H. C. Travis and wife of record in Book 1169 Page 311 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 Bernard E. Britt, Jr. and Lorraine B. Payne their heirs and assigns, forever.

And I do covenant with the said Bernard E. Britt, Jr. and Lorraine B. Payne 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, B. E. Britt do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Bernard E. Britt, Jr. and Lorraine B. Payne their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of February 194 8

R E Britt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joseph S. Cunningham, a Notary Public in and for said County and State, the within named B.E. Britt

the bargainor, with whom I am personally acquainted, and who acknowledged that He executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of February 194 8

Commission expires April 11, 1951

Joseph S Cunningham
Notary Public

G 23