K 1636

For and in consideration of the sum of $ Ten ($10.00) and no/100 - DOLLARS

and other good and valuable consideration paid by James M. Fitzgerald and wife, Louise J. Fitzgerald, the receipt of all of which is hereby acknowledged,

We, Comer C. Gunn and wife, Alma E. Gunn,

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

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for said County.
Said Lot No. 56 fronts 75 feet on the south side of Hackberry Lane and runs back between lines, 195 feet on the east line and 197.8 feet on the west line, to a dead line in the rear, on which it measures 90 feet.
Being the same property conveyed to Comer C. Gunn and wife, Alma E. Gunn, by deed from Paul S. Button, as of record in Book ______, page ______, R. O. D. C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Fitzgerald and wife, Louise J. Fitzgerald, their heirs and assigns, forever.

And we do covenant with the said James M. Fitzgerald and wife, Louise J. Fitzgerald, 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, except a balance due on a debt secured by deed of trust of record in Bk. 1412, p. 9, R.O.D.C. Tenn.

And we, Comer C. Gunn and wife, Alma E. Gunn, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James M. Fitzgerald and wife, Louise J. Fitzgerald, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of August 1948

Comer C. Gunn

Alma E. Gunn

STATE OF TENNESSEE }
Davidson County

Personally appeared before me, Charles H. Rutherford, Jr., a Notary Public in and for said County and State, the within named Comer C. Gunn and wife, Alma E. Gunn

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 28th day of August, 1948

My Commission Expires July 9, 1951

Charles H. Rutherford, Jr.
Notary Public

35098

WARRANTY DEED

FROM

Comer C. Gunn, et ux

TO

James M. Fitzgerald, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of AUG A.D. 1948 at o'clock
Noted in Book Page
Recorded in Book Page
Register's Fee $.50
FELIX Z. WILSON, Register
By Dpt. Reg.

[redacted]

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