42196

STATE TAX $ .15
PROBATE $
TOTAL $

AUG 12 1948

JNO. B. COBB
County Court Clerk
DAVIDSON COUNTY, TENN.

Re: Recorded
Book 1634
Page 463

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 6 day
of 10 A.D. 1948
Recording Fee $ 1.50
FELIX Z. WILSON, Register
By

WARRANTY DEED J. R. WEST FORM THE GUARANTY

For and in Consideration of the sum of $300.00

Three-hundred and No/100 DOLLARS

Cash in hand paid by John Kelly and wife, Ora Lee Kelly, the receipt of which is hereby acknowledged.

I, Will Taylor, a widower, have bargained and sold, and by these presents do transfer and convey unto the said John Kelly and wife, Ora Lee Kelly their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 42 in T. M. Steger subdivision a plan of which is of record in plam book No. 421, Page 112, in the Register's Office for Davidson County, Tennessee. Said Lot No. 42 fronts 40 feet on the North side of W. Hill Street, now known as Torbett Avenue, and runs back between parallel lines 125 feet more or less to an alley.

Being the same property conveyed by T. M. Seger and wife, dated April 30, 1917, registered 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 John Kelly and wife, Ora Lee their heirs and assigns, forever.

And I do covenant with the said John Kelly and wife, Ora Lee 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, Will Taylor, a widower do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John Kelly and wife, Ora Lee their heirs and assigns against the lawful claims of all persons whomsoever.