K 1679

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ ($6525.00)

Six Thousand Five Hundred Twenty-five and No/100 - - - - - - - - - - - - DOLLARS

cash in hand paid by Mrs. Margaret Byrd Mitchell, the receipt of which is hereby acknowledged, we,

John Byrd, William Byrd and Nellie Byrd Murphy,

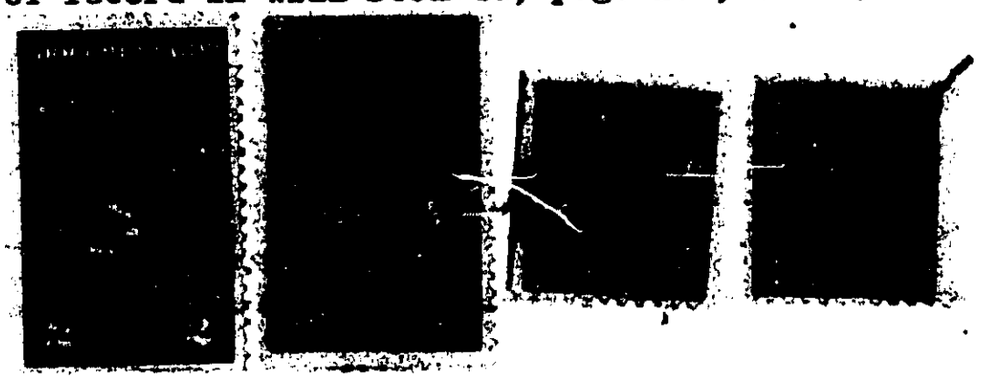
have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Margaret Byrd Mitchell

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, being lot No. 6 on the map of the lands of the heirs of Mrs. Mary Byrd, deceased, as of record in book 547, page 23, Register's Office for said County.

Said lot No. 6 fronts 58 feet on the northerly side of the Murfreesboro Pike, as widened, and runs back 191 feet on the easterly line and 173.7 feet on the westerly line to the southerly margin of Elm Hill or Stones River Pike, measuring 63 feet thereon.

Said property was devised to John, Nellie and William Byrd by will of Patrick Byrd, deceased, of record in Will Book 43, page 183, County Court for said County.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Margaret Byrd Mitchell

her heirs and assigns, forever.

And we do covenant with the said Mrs. Margaret Byrd Mitchell

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, John Byrd, William Byrd and Nellie Byrd Murphy

do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Margaret Byrd Mitchell

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5 day of January, 1949

E M Haasman — Nellie Byrd Murphy

M. L. Braun — William Byrd — John Byrd

STATE OF ~~TENNESSEE~~ Minn.
~~Davidson County~~ Stearns Co

Personally appeared before me, Colette M Haasman, Nellie Byrd Murphy, a Notary Public in and for said County and State, the within named Nellie Byrd Murphy

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at St Cloud Minn., ~~Tennessee~~, this 5 day of January, 1949

Commission expires 10-16-5. Colette M Haasman
Notary Public

M. L. BRAUN, Notary Public, Stearns County, Minn. My Commission Expires Oct. 16, 1949

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