K 1710

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $_____

TEN & 00/100 ($10.00) - DOLLARS

cash in hand paid by B. F. Arnold and wife, Mary A. Arnold, and for other good and valuable considerations, the receipt of which is hereby acknowledged, I, Allie Bernard McCool,

_____ have bargained and sold, and by these presents do transfer and convey unto the said B. F. ARNOLD AND WIFE, MARY A. ARNOLD, 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. 306 of Block 17 on the Map of Charlotte Park Company's First Addition, of record in Book 57, page 105, Register's Office for said County.

Said lot fronts 50 feet on the southerly side of Idaho Avenue, formerly 5th Avenue, and runs back between parallel lines 150 feet to an alley.

Being part of the property conveyed to Ernest M. Bernard and wife, Allie Bernard, by deed from L. F. McSwiney and wife, of record in Book 741, page 342, said Register's Office, the said Ernest M. Bernard having since died and the said Allie Bernard having subsequently married one McCool.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B. F. Arnold and wife, Mary A. Arnold, their

_____ heirs and assigns, forever.

And I do covenant with the said B. F. Arnold and wife, Mary A. Arnold

_____ 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, Allie Bernard McCool,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said B. F. Arnold and wife, Mary A. Arnold, their

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

Witness my hand this 11thday of March, 1949

Allie Bernard McCool

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence D. Richards, a Notary Public in and for said County and State, the within named Allie Bernard McCool, a married woman living

separate and apart from her husband

the bargainer, 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

Nashville, Tennessee, this 17 day of March, 1949.

Commission expires July 11, 1950

Lawrence D. Richards
Notary Public

G 385