K 1714

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Margaret Lipscomb, unmarried, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we, E. A. Sircy and wife, Mintye Sircy

have bargained and sold, and by these presents do transfer and convey unto the said Margaret Lipscomb, unmarried, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the East 50 feet of Lot No. 41 on the Map of East Hill Addition, of record in Book 332, page 33, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Delmas Avenue and runs back between parallel lines, 191 feet, more or less, to a dead line.

Being the same property conveyed to E. A. Sircy and wife, Mintye Sircy, by deed from Nettie V. Walker, a widow, of record in Book 1684, page 629, 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 Margaret Lipscomb, unmarried, her heirs and assigns, forever.

And we do covenant with the said Margaret Lipscomb, unmarried, 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, E. A. Sircy and wife, Mintye Sircy do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Margaret Lipscomb, unmarried, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of April, 1949

E. A. Sircy

Mintye Sircy

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Staten O. Martin, a Notary Public in and for said County and State, the within named E. A. Sircy and wife, Mintye Sircy

the bargainors, 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 Madison Tennessee, this 16th day of April, 1949

Commission expires 7-6-52

Staten O. Martin
Notary Public

WARRANTY DEED

G-55630 dh FROM E. A. SIRCY ET UX 58543

TO MARGARET LIPSCOMB, UNMARRIED

FOR RECORDING MARTIN & PATE REAL ESTATE CO.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 21 day of APR 1949
at 9 10 o'clock A.M.
Noted in Book 2230 Page 69
Recording Fee $.50
FELIX Z. WILSON, Register
By ..... D.R.

TENNESSEE TITLE
NASHVILLE, TENN.
Zone Office
ERS TITLE INS. CORPORATION
Richmond, Virginia

G 317