K 1717

For and in consideration of the sum of

One and no/100 DOLLARS

and the love and affection I have for my wife Jean Gwosdof, my son Merrill Harrison Gwosdof, my daughter Peggy Ellen Gwosdof, I, William Gwosdof do hereby appoint my wife Jean Gwosdof as sole Trustee of my minor children and vest in her a right to sell, transfer and convey, or mortgage the property herein described without the joinder of her minor children, it being my desire to transfer and convey to them all right, title and interest that I have now, and my wife Jean Gwosdof for herself and as such Trustee can do with the property as if I never had ~~any interest~~ have bargained and sold, and by these presents do transfer and convey unto the said therein, my share or right in said property equally.

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

Beginning at the southwest intersection of 4th Avenue South and Peabody Street; thence with the margin of 4th Avenue South, southerly 160 feet to an iron pin, the northeast corner of the Scott property; thence the north line of the same, westerly, perallel to Peabody Street 172.5 feet to the easterly margin of an alley; thencewith the margin of the same easterly 172.5 feet to the beginning, being the same property conveyed to William Gwosdof and wife Jean Gwosdof by Georgene Hughes, et al of record in Book 1394, page 67, Julia Kamien, et al., of record in Book 1380, page 120, Louise Maddin Earle, et al, of record in Book 1426, page 419, Elizabeth Mooney, of record in Book 1627, page 444, all in the Register's Office for Davidson County, Tennessee to which reference is herein made for other and further description

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jean Gwosdof, Merrill Harrison Gwosdof, Peggy Ellen Gwosdof, and Jean Gwosdof, Trustee their heirs and assigns, forever.

And I do covenant with the said Jean Gwosdof, Merrill Harrison Gwosdof, Peggy Ellen Gwosdof, Jean Gwosdof, Trustee 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, except as per deed of record in Book 1426, page 419, and 1627, page 444, Register's Office for Davidson County, Tennessee to which reference is made and is ~~zzzdz assumed~~, and I, William Gwosdof do further covenant and bind myself ~~heirs and representatives~~ to warrant and forever defend the title to the said land to the said Jean Gwosdof, Merrill Harrison Gwosdof and Jean Gwosdof, Trustee their Peggy Ellen Gwosdof, heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24th day of May, 1949

William Gwosdof

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Gwosdof

~~Bargainor~~ he with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of May, 1949

Commission expires April 3, 1950

Leander D. Cate
Notary Public

DAVIDSON COUNTY NOTARY PUBLIC

621126

WARRANTY DEED

FROM William Gwosdof

TO Jean Gwosdof, et al

DO NOT PUBLISH

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of MAY 1949 at 1:56 o'clock P.M. and recorded in Book 3822 Page 150
By C. McInerney Dpt. Reg.
FELIX Z. WILSON Register

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave. North
NASHVILLE, TENN.
Form 103

G 636