K 1733

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 and other valuable considerations

Five & No/100---------- DOLLARS

cash, receipt of which is hereby acknowledged, we, Hurst W. Shelton and wife, Irene Shelton, our one-half undivided interest

[redacted]

have bargained and sold, and by these presents do transfer and convey unto the said James D. Kellams and wife, Mildred D. Kellams, their ---------- heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the plan of Kirkman's addition to South Nashville, as of record in Book 21, page 52, Register's Office for said County, and described according to a survey made by Z.J. Wilkinson, Surveyor, February 15, 1941, as follows:
Begining on the westerly margin of Lester Avenue, at the southeast corner of the property conveyed to R.D. Marsh by deed from Jeannie Kirkman et al, as of record in Book 805, page 673, said Register's Office; thence with Marsh's southerly line, North 86° West 170 feet to the southeast corner of the property conveyed to David Jackson et al by deed from D.A. Yarbrough and wife, of record in Book 1280, page 584, said Register's Office; thence with Jackson's southerly line, North 70° West 10 feet; thence southwardly 110 feet more or less to a point 200 feet north of the northwest corner of the property conveyed to Amy L. Person by deed from A.B. Mackey and wife, of record in Book 1345, page 141, said Register's Office; thence eastwardly and parallel with said Person's northerly line, 180 feet to the westerly margin of said Avenue; thence with said Avenue, northwardly 93.9 feet to the beginning.
Being the same property conveyed to Hurst W. Shelton and John D. Kellams by deed fromA.B. Mackey and wife,of record in Book 1372, page 347, 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 John D Kellams and wife, Mildred D. Kellams, their,---------- heirs and assigns, forever.

And we do covenant with the said John D Kellams and wife, Mildred D. Kellams- ---------- 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, Hurst W Shelton and wife, Irene Shelton---------- do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John D Kellams and wife,Mildred D Kellams ---------- heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s, this 17 day of ugust, 1949

Hurst W Shelton

Irene Shelton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Neely Brown, a Notary Public in and for said County and State, the within named Hurst W Shelton and wife, Irene Shelton

the bargainor s, 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 Donelson, Tennessee, this 17 day of ugust, 1949

Commission expires 7/11/53

Neely Brown
Notary Public

NEELY BROWN NOTARY PUBLIC DAVIDSON COUNTY

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