K 1764

For and in consideration of the sum of ..... ($5.00) .....

Five & No/100 ..... DOLLARS

cash, paid by Howard Vernon, and other valuable considerations, the receipt of which is hereby acknowledged,

I, Wilbert Vernon, have bargained and sold, and by these presents do transfer and convey unto the said Howard Vernon,

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

Land in Davidson County, Tennessee, being the south half of the east half of Lot No. 471 in Maury & Claiborne's Addition to Nashville, a plan of which is of record in Book 21, pages, 84, and 85, Register's Office for said County.

Said part of Lot No. 471 fronts 55 feet on the westerly side of Fairfield Avenue, and runs back between parallel lines 92 feet to a dead line, and is bounded on the south by Lot No. 470 on said plan.

Being the same property conveyed to Clemmie Vernon, (Now deceased) by deed from C. W. Collier, of record in Book 655, page 206, said Register's Office.

The above described property, being my one third undivided interest in same, as one of the heirs of Clemmie Vernon, deceased.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard Vernon, his heirs and assigns, forever.

And I do covenant with the said Howard Vernon, 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, Wilbert Vernon, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Howard Vernon, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 3rd. day of November, 1949.

Wilbert Vernon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Clarence L. Vaughn, a Notary Public in and for said County and State, the within named Wilbert Vernon

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

Witness my hand and official seal at office, this 3rd day of November, 1949

NOTARY PUBLIC
Commission expires My Commission Expires Oct. 21, 1950

Clarence L. Vaughn
Notary Public

WARRANTY DEED

FROM

Wilbert Vernon,

TO

Howard Vernon,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 14 day of Nov 1949 at 8:24 o'clock A.M. and Noted in Book 1 Page 42
Recording Fee $1.50
FELIX Z. WILSON, Register
By D. McCann Dpt. Reg.

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

G 328