K 1808

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

Ten and No/100ths - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Hiram G. W. Drake and wife, Cordelia Drake, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Henry C. Duke and wife, Thelma J. Duke

have bargained and sold, and by these presents do transfer and convey unto the said Hiram G. W. Drake and wife, Cordelia Drake

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

Being part of an unnumbered tract shown on the Map of Mrs. Sarah A. Hart's Subdivision of lots in East Nashville, of record in book 57, page 151, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of North 5th Street 150 feet south of the south margin of Arrington Street, being the southeast corner of the property conveyed to Minnie Martin by deed from S. P. Holt and wife, of record in book 1367, page 11, said Register's Office; thence along Martin's south line westerly 170 feet to an alley; thence with the margin of the same southerly 50 feet to a point; thence easterly 170 feet to the westerly margin of North 5th Street; thence with the margin of the same northerly 50 feet to the point of beginning.

Being the same property conveyed to Henry C. Duke and wife, Thelma J. Duke, by deed from S. P. Holt and wife, of record in book 1336, page 266, and re-recorded in book 1367, page 5, said Register's Office.

Taxes for 1950 have been pro rated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hiram G. W. Drake and wife, Cordelia Drake their heirs and assigns, forever.

And we do covenant with the said Hiram G. W. Drake and wife, Cordelia Drake 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, Henry C. Duke and wife, Thelma J. Duke do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hiram G. W. Drake and wife, Cordelia Drake their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2 day of March, 19 50.

Henry C. Duke

Thelma J. Duke

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ross V. Dunn, a Notary Public in and for said County and State, the within named Henry C. Duke and wife, Thelma J. Duke the bargainer 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 Nashville, Tennessee, this 2nd day of March, 19 50.

Commission expires April 3, 1950

Notary Public

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