K 1938

For and in consideration of the sum of - - - - - - - - - - - -$10.00- -TEN AND NO/100- - - - - - - - - - - - - - - - - - DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, R. A. STANSELL AND WIFE, KATHERINE HARRIS STANSELL

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM JAMES THOMAS, JR. AND WIFE, EUNICE B. THOMAS

THEIR 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 LOT NO. 23 ON THE PLAN OF STERLING SUBDIVISION NO. 1, OF RECORD IN BOOK 1424, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 23 FRONTS 60 FEET ON THE NORTH SIDE OF LUTIE STREET AND RUNS BACK BETWEEN PARALLEL LINES 158.4 FEET TO A DEAD LINE.

BEING PART OF THE PROPERTY CONVEYED TO R. A. STANSELL BY DEED OF W. C. MILLER, ET UX, ALLIE K. MILLER, DATED JULY 17, 1950, OF RECORD IN BOOK 1915, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY, INCLUDING 50-FOOT BUILDING SETBACK LINE EASEMENT AND PUBLIC UTILITIES AND RESTRICTIONS CONTAINED IN OWNER'S CERTIFICATE AS SHOWN ON PLAT OF RECORD IN BOOK 1424, PAGE 97, AND RESTRICTIVE COVENANTS OF RECORD IN BOOK 1787, PAGE 427, 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 WILLIAM JAMES THOMAS, JR. AND WIFE, EUNICE B. THOMAS

THEIR heirs and assigns, forever.

And WE do covenant with the said WILLIAM JAMES THOMAS, JR. AND WIFE, EUNICE B. THOMAS 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, R. A. STANSELL AND WIFE, KATHERINE HARRIS STANSELL do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said WILLIAM JAMES THOMAS, JR. AND WIFE, EUNICE B. THOMAS, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 17TH day of JANUARY, 19 51

R. A. Stansell

Mrs. Katherine Harris Stansell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James R. Praigg Jr., a Notary Public in and for said County and State, the within named R. A. STANSELL AND WIFE, KATHERINE HARRIS STANSELL

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 office, this 17TH day of JANUARY, 19 51

Commission expires Nov 3 1954

James R Praigg Jr.
Notary Public

24427

WARRANTY DEED

FROM
R. A. STANSELL AND WIFE,
KATHERINE HARRIS STANSELL

TO
WILLIAM JAMES THOMAS, JR. AND WIFE,
EUNICE B. THOMAS

KIMBROUGH PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 22 day of JAN 1951
at 2:42 o'clock P.M. and
Noted in Book 94 Page 503
Recorded in Book 1938 Page 565
Recording Fee $1.50
JAMES P. WILSON, Register
by [illegible] D.R.

Attorneys Title Company

DOCUMENTARY 50 CENTS 50

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