K 1940

For and in consideration of the sum of Two Hundred ($200.00) DOLLARS

cash in hand paid by Elizabeth C. Kennedy, the receipt of which is hereby acknowledged, we, Ira D. Kennedy and wife, Lucille Kennedy, have bargained and sold, and by these presents do transfer and convey unto the said Elizabeth C. Kennedy, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

To wit, being inthe 13th Civil District of Davidson County, Tennessee, described, according to a survey made by W. B. Southgate, Surveyor, July 26, 1932, as follows:

Beginning at the Northwest corner of the Tract at a point on the Easterly side of the Hydes Ferry Pike, running North 75 degrees East, 217 feet to the Northeast corner of the Tract to a stone pile; thence South 20 degrees 15 minutes East 130 feet to the Northerly margin of Hydes Ferry Pike; thence with the Northerly margin of said pike 365 feet to the point of beginning.

Being a part of the same property conveyed to Ira D. Kennedy by deed from A. F. Kennedy, et al, of record in Book 651, page 176, R.O. D. C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elizabeth C. Kennedy her heirs and assigns, forever.

And we do covenant with the said Elizabeth C. Kennedy, 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, Ira D. Kennedy and wife, Lucile Kenedy, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elizabeth C. Kennedy, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1[illegible] day of February, 1951.

Ira D. Kennedy
Lucille Kennedy

DOCUMENTARY 20 cents 20

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fred Jones, a Notary Public in and for said County and State, the within named Ira D. Kennedy and wife Lucile Kennedy 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 10 day of February, 1951.

Commission Expires Jan 6 - 1952

Fred Jones
Notary Public

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
215 Third Ave. North
NASHVILLE TENN.

Form 105-A F. & P. Co.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
and Recorded in Book
of Deeds, Page
Witness my hand
Register
By
JAMES F. Mills
D.R.

FEB 13 1951
at 3 Lock P.M.
Book 1940 Page 612

26261

WARRANTY DEED

FROM

Ira D. Kennedy et ux

TO

Elizabeth C. Kennedy.

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