2011

For and in consideration of the sum of ($12,000.00)

- - - - - - - Twelve Thousand & No/100- DOLLARS

CASH IN HAND PAID BY Houston-McCord Realty Company, a Tennessee Corporation, the receipt of which is hereby acknowledged,

We, James K. Polk and wife, Robbie I. Polk,

have bargained and sold, and by these presents do transfer and convey unto the said Houston-McCord Realty Company, a Tennessee Corporation, its successors ~~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 all of Lots Nos. 422, 423 and the westerly part of Lots Nos. 416, 417, 418, 419, 420 and 421, on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County, more particularly described as follows:
Beginning at the southwest corner of Caldwell and Melrose Avenues, running thence with the southerly margin of Melrose Avenue westwardly 150 feet to an alley; thence with the easterly margin of said alley, southwardly 396.9 feet to a point on the westerly line of the right-of-way of the L. & N. Railroad; thence with said westerly line of the right-of-way, northeastwardly 315.2 feet to a point in the westerly margin of Caldwell Avenue; thence with the westerly margin of said Caldwell Avenue, northwardly 122.6 feet to the point of beginning.
Being the same property conveyed to James K. Polk and wife, Robbie I. Polk, by deed from the Louisville and Nashville Railroad Company, of record in Book 1247, page 415, 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 Houston-McCord Realty Company, its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Houston-McCord Realty Company 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, which are pro rated and assumed by the grantee herein.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Houston-McCord Realty Company, its successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21st day of June, 19 51

James K. Polk.
Robbie I. Polk.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, WADE SAIN, a Notary Public in and for said County and State, the within named James K. Polk and wife, Robbie I. Polk,

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 21st day of June, 19 51

Commission expires April 10, 1952

Wade Sain
Notary Public

WADE SAIN NOTARY PUBLIC DAVIDSON COUNTY TENN.

E. C. ARMSTEAD & CO.

WARRANTY DEED

FROM James K. Polk and wife

TO Houston-McCord Realty Comp a Tennessee Corporation

40498

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for Record this 25 day of JUN 1951 at 1:19 P.M.
Recording Fee 1.00
JAMES P. WILLIAMS, Register
By [illegible]

Title Co. ... Third Ave. North NASHVILLE, TENN.

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