K 2012

For and in consideration of the sum of $ ($6750.00)

- - - - - - Six Thousand Seven Hundred Fifty & No/100 - - - - - - - - - - DOLLARS

cash in hand paid by Z. J. Teaney and wife, Lorene Teaney, the receipt of which is hereby acknowledged,

we, R. K. Smith and Arch Bishop, Jr.,

have bargained and sold, and by these presents do transfer and convey unto the said Z. J. Teaney and wife, Lorene Teaney,

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. 16 on the Map of Subdivision of Lot No. 3 of the N. H. Hobson's Subdivision of record in Book 421, page 78, Register's Office for said County.
Said Lot No. 16 fronts 50.3 feet on the westerly side of South Twelfth Street and runs back between lines, 168.3 feet on the south line and 155 feet on the north line, along the south margin of Sevier Street to an alley on which it measures 50 feet.
Being part of the property conveyed to R. K. Smith and Arch Bishop, Jr., by deed from R. Russell Caldwell and wife, of record in Book 1875, page 467, said Register's Office.
The above described property is subject to the following:
Easement granted the City of Nashville, being the right to operate and maintain a sewer partly across the lot in question as shown by an instrument of record in Book 1974, page 630.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Z. J. Teaney and wife, Lorene Teaney,

their heirs and assigns, forever.

And we do covenant with the said Z. J. Teaney and wife, Lorene Teaney,

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. except the taxes for the year 1951 which are pro rated and assumed by the grantees herein.
And we, R. K. Smith and Arch Bishop, Jr.,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Z. J. Teaney and wife, Lorene Teaney,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of June, 19 51.

R. K. Smith

Arch Bishop Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. T. L. Ahearn, a Notary Public in and for said County and State, the within named R. K. Smith and Arch Bishop, Jr.,

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 Nashville, Tennessee, this 26th day of June, 19 51.

Commission expires April 8th, 1952

Mrs. T. L. Ahearn
Notary Public

E. C. ARMISTEAD & CO.

WARRANTY DEED

FROM R. K. Smith and Arch Bishop, Jr.

TO Z. J. Teaney and wife

41086

JUN 28 1951

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