2019

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WARRANTY DEED

J. W. BUTTS & JOE B. SULLIVAN

TO

L. M. NELSON, TRUSTEE

TO

JOE B. SULLIVAN ET UX

STATE OF TENNESSEE, DAVIDSON COUNTY
Received this 6 day of SEP 1951 at 2:10 P.M.
Noted in Book 76 Page 324
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] Dep. Reg.

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, we, J. W. Butts and Joe B. Sullivan, have bargained and sold and by these presents do transfer and convey unto L. M. Nelson, Trustee, his successors and assigns, for the purpose of making a re-conveyance to the said Joe B. Sullivan and his wife, Ruby Neal Sullivan, to create an estate by the entirety, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

"Being Lot No. 69 on the Map of Donelson Meadows, as of record in Book 1835, page 35, Register's Office for said County, and described as follows:
Beginning at a point in the south margin of Revere Place at the corner of Lots 69 and 70; thence with the line between said lots, southerly 176.8 feet to a point; thence easterly 96.1 feet to the westerly margin of Walnut Hill Drive; thence with the margin of the same northerly 151.6 feet to a point at the beginning of a curve; thence around said curve northwesterly 39.4 feet to the southerly margin of Revere Place; thence with the margin of the same, westerly 72 feet to the beginning.
Being part of the property conveyed to J.W. Butts and Joe B. Sullivan by deed from Tom F. Jones and wife, of record in Book 1850, page 9, 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 L. M. Nelson, Trustee, his heirs and assigns, forever.

And we do covenant with the said L. M. Nelson, Trustee, 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, J. W. Butts and Joe B. Sullivan, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said L. M. Nelson, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

AND, NOW, I, the said L. M. Nelson, Trustee, in consideration of $1.00 cash in hand paid to me, receipt of which is hereby acknowledged, and pursuant to the power and authority vested in me by this instrument, do hereby bargain, sell, transfer and convey unto Joe B. Sullivan and wife, Ruby Neal Sullivan, their heirs and assigns, the said tract or parcel of land hereinabove described, subject to 1951 taxes, which the grantees herein assume and agree to pay.

And I, L. M. Nelson, Trustee, do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said Joe B. Sullivan and wife, Ruby Neal Sullivan, their heirs and assigns, against the lawful claims of all persons whomsoever, but I warrant only as to such title coming to me herein and covenant that I am vested and possessed as Trustee only and not otherwise.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe B. Sullivan and wife, Ruby Neal Sullivan, their heirs and assigns, forever.

WITNESS our hands this the 21st day of August, 1951.

DOCUMENTARY 50 cents 50

DOCUMENTARY 5 cents 5

L. M. Nelson, Trustee

J. W. Butts

L. M. Nelson, Trustee

Joe B. Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lawrence A. Nicholson a Notary Public in and for said County and State, the within named J. W. Butts and Joe B. Sullivan, and L. M. Nelson, Trustee, the bargainors, 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, at Nashville, Tennessee, this the 30th day of August, 1951.

Lawrence A. Nicholson
Notary Public

My commission expires May 1, 1954

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