2024

For and in consideration of the sum of

($20.00) DOLLARS

cash, paid the receipt of which is hereby acknowledged, and the release and cancellation of indebtedness secured in deed of record in Book 1415, page 102, and in trust deed of record in Book 1868, page 40, Register's Office for Davidson County, Tennessee,

I, Bessie Lee Joyce, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Phillip Klott his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being Lot No. 7 of Louise E. Yandell's Subdivision of part of the W. R. Hillsman property of record in Book 57, page 72, Register's Office for said County.
Said Lot No. 7, fronts 50 feet on the easterly side of 25th. Avenue North, formerly Fair Ground Avenue, and runs back between parallel lines 155 feet, more or less, to an alley.
Being the same property conveyed to Bessie Lee Joyce, a widow, by deed from Phillip Klott and wife, Ray Klott, as of record in Book 1415, page 102, 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 Phillip Klott his heirs and assigns, forever.

And I do convenant with the said Phillip Klott that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Bessie Lee Joyce do further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Phillip Klott his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 10th day of October, 1951.

Witness Signature

Bessie Lee Joyce

[redacted]

[redacted]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. G. Lucy, a Notary Public in and for said County and State, the within named Bessie Lee Joyce, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of October, 1951

Commission expires Oct 8, 1952

A. G. Lucy
Notary Public

51049

WARRANTY DEED

FROM Bessie Lee Joyce

TO Phillip Klott

REGISTER'S OFFICE
STATE OF TENNESSEE
COUNTY
Received for record 18 day
Block
Book Page
Fee $
J. S. WILSON, Register
By D.C.

The Guaranty Title Co.
Title Guaranteed
Abstracts of Title
223 Third Ave., North
NASHVILLE, TENN.

623