BK 2031

For and in consideration of the sum of $ 10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid, and other good and valuable oonsiderations, the receipt of of which is hereby acknowledged,

We, Clarence S. Keller and wife, Emma M. Keller

have bargained and sold, and by these presents do transfer and convey unto the said O. F. Spann and wife, Daisy Spann, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 2 and 3 on the map of the Subdivision of the Bernice L. Dickerson Property, said plan not being of record, described according to a survey made by Earle Drake, County Surveyor, October 30, 1929, as follows:
Beginning at a point in the west margin of Lanier Drive 125 feet south of the southwest corner of said Drive and Old Hickory Boulevard; thence with the west line of said Drive, southwardly 100 feet to a point, the common corner of Lots 3 and 4 on said plan; thence with the line between said two lots, in a westerly direction 220.2 feet to a point, the west margin of said Subdivision; thence along the same north 16 degrees 09' west 100 feet to a point 152 feet south of the south margin of Old Hickory Boulevard; the common Westerly corner of Lots Nos. 1 and 2 on said plan; thence with the line between said lots, eastwardly 227.3 feet to the point of beginning.
Being the same property conveyed to Clarence S. Keller and wife, Emma M. Keller, by deed from Etta Johnson, et al, of record in book 1194, page 175, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said O. F. Spann and wife, Daisy Spann their heirs and assigns, forever.

And we do covenant with the said O. F. Spann and wife, Daisy Spann 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, Clarence S. Keller and wife, Emma M. Keller do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said O. F. Spann and wife, Daisy Spann their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of December, 1951.

Clarence S. Keller
Emma M. Keller

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nola Vandergriff, a Notary Public in and for said County and State, the within named Clarence S. Keller and wife, Emma M. Keller

the bargainor, 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 [illegible], Tennessee, this 21st day of December, 1951

Commission expires My Commission Expires MAY 16, 1954

Notary Public

REC'D FOR RECORD

WARRANTY DEED

FROM 56857
Clarence S. Keller et ux

TO
O. F. Spann et ux

PG 535