K 2034

For and in consideration of the sum of ($5.00)

FIVE & NO/100— DOLLARS

cash in hand paid, the the further consideration of the love and affection I have for my son, Thomas J. Scanlon,

I, MRS. MARGARET SCANLON, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS J. SCANLON, 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. 460 on the Plan of the Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.
Said Lot No. 460 fronts 60 feet on the northerly side of Meadowbrook Avenue, and runs back 201.6 feet on the westerly line and 210.2 feet on the easterly line to an alley, and shows 60.8 feet on said alley.
Being the same property conveyed to Mrs. Margaret Scanlon by deed dated July 25, 1924, from C. B. Martin and wife, Nannie Martin, as of record in Book 647, page 375, said Register's Office.

Said Lot No. 460 is conveyed subject to the same conditions, limitations and restrictions regarding said lot, as are set out in the deed from the Richland Realty Company to the Bransford Realty Co., registered in Book 431, page 251, of the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas J. Scanlon, his heirs and assigns, forever.

And I do covenant with the said Thomas J. Scanlon, 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, Mrs. Margaret Scanlon, a widow, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas J. Scanlon, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 5th day of March, 19 51.

Mrs Margaret Scanlon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dixie Greer, a Notary Public in and for said County and State, the within named Mrs. Margaret Scanlon, 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 5th day of March, 19 51

Commission expires Oct. 14, 1953. Dixie Greer
Notary Public

59773

WARRANTY DEED

FROM

MRS. MARGARET SCANLON, a widow,

TO

THOMAS J. SCANLON.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 28 day of JAN 1952 at 11:14 A.M.
Noted in Book 77 Page 236
Recording fee $2.00
JAMES P. WILSON, Register
By M. McGrady D.R.

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

G 311