K 2084

For and in consideration of the sum of $5000.00 - - - - - - - - - - - - - - - - - -

Five Thousand and No/100 - DOLLARS

Cash in hand paid by Gertrude Christina Duke, a widow, the receipt of which is hereby acknowledged, We, John B. Houser and wife, Lydia M. Houser,

have bargained and sold, and by these presents do transfer and convey unto the said Gertrude Christina Duke, a widow,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 17 in Block "B" in F. O. Beasley's Addition to East Nashville, of record in Book 57, page 85, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the north side of Calvin Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John B. Houser and wife, Lydia M. Houser, by deed from Lucille Bender Coulter, et al of record in Book 1314, page 320, 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 Gertrude Christina Duke, a widow,

her heirs and assigns, forever.

And we do covenant with the said Gertrude Christina Duke, a widow,

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 1952 taxes which are assumed by Grantee herein.

And We, John B. Houser and wife, Lydia M. Houser

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gertrude Christina Duke, a widow,

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

Witness our hands this 22 day of May, 19 52

John B Houser

Lydia M. Houser

STATE OF TENNESSEE
Davidson County
Lawrence

Personally appeared before me, Thos.H.Helton, a Notary Public in and for said County and State, the within named John B. Houser and wife, Lydia M. Houser

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, this 22 day of May, 19 52

Commission expires July 17,1955.

Thos H Helton
Notary Public

WARRANTY DEED

FROM

John B. Houser and wife,

Lydia M. Houser

TO

Gertrude Christina Duke

Th... County

Abstracts of ...

225 Third Ave., North
NASHVILLE, TENN.

Form 103-A F. & P. Co.

10.27

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