2087

For and in consideration of the sum of $ 150.00

----------ONE HUNDRED FIFTY AND NO/100 ---------- DOLLARS

cash in hand paid by the grantees herein, the receipt of which is hereby acknowledged, we, B. D. Stovall and wife, Martha E. Stovall,

have bargained and sold, and by these presents do transfer and convey unto the said H. E. SELLERS and wife, NELLIE LOUISE SELLERS, their

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

Land in Davidson County, Tennessee, being part of Lot No. 13 on the Map of Alpine Terrace, of record in Book 421, page 131, Register's Office for said County, and described according to a copy of a survey thereof by Geo. W. Watkins, Surveyor, dated March 25, 1949, as follows:
BEGINNING at a point in the westerly margin of Stivers Street, 120 feet south of the southerly margin of a 15-foot alley which lies along the north line of Lot No. 13, and which alley was taken from said Lot 13, said beginning point being the southeast corner of the property conveyed to Copeland by deed of record in Book 1431, page 468, said Register's Office; thence along Copeland's southerly line and along his line extended, North 78° west 180 feet to the easterly margin of a proposed 20-foot alley; thence with the margin of said alley, southerly 28.5 feet to a post, the northwest corner of the property conveyed to Baird by deed of record in Book 1160, page 408, said Register's Office; thence with Baird's north line, South 65° East, 175 feet to a post in the westerly margin of Stivers Street; thence with the margin of the same, North 28° East, 70 feet to the beginning.
Being the same property conveyed to B. D. Stovall and wife, Martha E. Stovall, by deed from Hooper Jones, unmarried, of record in Book 1940, page 521, 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 H. E. Sellers and wife, Nellie Louise Sellers, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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 by 1952 taxes which the grantees herein assume and agree to pay.
And we, B. E. Stovall and wife, Martha E. Stovall do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. E. Sellers and wife, Nellie Louise Sellers, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of July, 19 52.

B. D. Stovall

Martha E. Stovall

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Edwards, a Notary Public in and for said County and State, the within named B. D. Stovall and wife, Martha E. Stovall

LOUISE EDWARDS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 Nashville, Tennessee, this 11 day of July, 19 52.

Commission expires July 11-1955

Louise Edwards
Notary Public

72385 WARRANTY DEED FROM G-84655 dh B. D. STOVALL ET UX TO H. E. SELLERS ET UX

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