K 2091

For and in consideration of the sum of $ TEN AND NO/100 - ($10.00) * * *
* * * * * * * * * * * * DOLLARS

paid, cash in hand, by Phillip Buford and wife, Ora Buford, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, I, Blanche P. Welch,

have bargained and sold, and by these presents do transfer and convey unto the said Phillip Buford and wife, Ora Buford, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being the northerly part of Lot No. 311 on the Map of J. M., T. J. and G. W. Harding's Plan of Lots as of record in Book 21, page 80, of the Register's Office for said County, and described as follows:
Beginning at a point in the easterly margin of 22nd Avenue North in the southerly line of a 16-foot alley, said alley being 150 feet southerly from the south side of Hydes Ferry Pike; thence with the easterly line of said 22nd Avenue North southerly 57 feet to a point; thence easterly 158 feet to another alley; thence with the westerly line of the last mentioned alley northerly to the first mentioned alley; thence with the southerly margin of said last mentioned alley, 158 feet more or less to the point of beginning.
Being the same property conveyed to Blanche P. Welch by deed from T. E. Barnes and wife, of record in Book 1710, page 517, said Register's Office.

This conveyance is made subject to Deed of Trust from Blanche P. Welch and husband, Frank Welch, to Louis R. Linx, Trustee, to secure a note of $2200.00 dated November 3, 1951, of record in Book 2059, Page 623, said Register's Office, of which there remains due and unpaid a principal balance of $2098.89.

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 Buford and wife, Ora Buford, their heirs and assigns, forever.

And I do covenant with the said Phillip Buford and wife, Ora Buford, 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., except as hereinabove set out.
And I, Blanche P. Welch
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said Phillip Buford and wife, Ora Buford, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of August, 1952.

Blanche P. Welch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Blanche P. Welch
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 Nashville, Tennessee, this 18 day of August, 1952.

Commission expires Jan 14, 1956

[illegible] Notary Public.

75539

WARRANTY DEED

FROM Blanche P. Welch

TO Phillip Buford

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record AUG 18 1952 at 12:15 P M
Recorded in Book 2091 Page 390
Fee 2.00
Witness my hand
R. C. McMurray

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