2102

C. E. [illegible] ATTORNEY

For and in consideration of the sum of $ 10.00,

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

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, - - -

We, Oliver E. Wells and wife, Bessie Mai Wells,

have bargained and sold, and by these presents do transfer and convey unto the said SAMUEL ALEX DUKE and wife, MARGAURITE LEONA R. DUKE,

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. 78 and 79, on the Map of Highland Land Company Plan of Lots, as of record in Book 421, page 14, Register's Office for said County.

Said lots adjoin and front together 50 feet on the easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.
Being the same property conveyed to Oliver E. Wells and wife, Bessie Mai Wells, by deed from Highland Land Co., of record in Book 613, page 670, 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 Samuel Alex Duke and wife, Margaurite Leona R. Duke, 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.**

And we, Oliver E. Wells and wife, Bessie Mai Wells, do further **covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of December, 19 52

Oliver E. Wells
Oliver E. Wells

Bessie Mai Wells
Bessie Mai Wells

STATE OF TENNESSEE
Davidson County

Personally appeared before me, D R Myers, **a Notary Public in and for said County and State, the within named** Oliver E. Wells and wife, Bessie Mai Wells,

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** 30th **day of** December, 19 52

Commission expires 4-27-53

D R Myers
Notary Public

TEN [illegible] ANY

3.08 [illegible] 79 & 195-
200
M. Inc. Thursday

WARRANTY DEED
G-87219 - mk

FROM
OLIVER E. WELLS ET UX

TO
SAMUEL ALEX DUKE ET UX

[illegible] CO. REG.

624