2104

For and in consideration of the sum of $ 10.00

TEN and 00/100 - DOLLARS

cash in hand to me paid by Howard Blackman, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

I, Lillie Scruggs,

have bargained and sold, and by these presents do transfer and convey unto the said Howard Blackman, ~~my one-half undivided interest in~~ his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly part of Lot No. 27 on the Plan of Trimble's Addition, as of record in Book 57, page 53, Register's Office for said County.
Said part of said Lot No. 27 fronts 30 feet on the easterly side of Ernest Avenue South, formerly Hardie Street, and runs back between lines, 122.5 feet on the southerly line and 120 feet, more or less, on the northerly line, to an alley in the rear, measuring 25 feet thereon.
Being the same property conveyed to Lillie Scruggs and Howard Blackman by deed from W. A. Dixon and wife, of record in Book _____, page _____, 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 Howard Blackman, his heirs and assigns, forever.

And I do covenant with the said Howard Blackman 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, Lillie Scruggs, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Howard Blackman, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness My hand this 7th day of December, 19 52.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Logan, a Notary Public in and for said County and State, the within named Lillie Scruggs, 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 7th day of December, 19 52.

Commission expires 9/11/53

Louise Logan
Notary Public

85675
WARRANTY DEED
FROM
LILLIE SCRUGGS
TO
HOWARD BLACKMAN

Book 79 Page 242
2:20
M. McLaughlin

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Published by
TENNESSEE TITLE CO.
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia