2139

For and in consideration of the sum of $ 10.00

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

Cash paid by Charlie F. Stewart and Wife, Mary Ruth Moss Stewart, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Leburn Elkins and Wife, Edith Elkins

have bargained and sold, and by these presents do transfer and convey unto the said Charlie F. Stewart and Wife, Mary Ruth Moss Stewart 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 the southerly 25 feet of Lot No. 15 and the northerly 50 feet of Lot No. 16 of Block "K" on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County.

Said parts of Lots Nos. 15 and 16 front together 75 feet on the easterly side of Idlewild Avenue and run back 525 feet, more or less, on the northerly line and 530 feet, more or less, on the southerly line to the center of a branch on which it measures 75 feet thereon.

Being the same property conveyed to Leburn Elkins and Wife, Edith Elkins, by deed from Furnice Allison and Wife, of record in Book 1285, Page 474, said Register's Office.

Conveyance subject to all easements, restrictive covenants and set-back lines as are applicable to the property above described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charlie F. Stewart and Wife, Mary Ruth Moss Stewart their heirs and assigns, forever.

And we do covenant with the said Charlie F. Stewart and Wife, Mary Ruth Moss Stewart 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 1953 Taxes Which have been pro-rated and Purchaser will pay when due.

And We, Leburn Elkins and Wife, Edith Elkins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charlie F. Stewart and Wife, Mary Ruth Moss Stewart, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of March, 19 53.

Leburn Elkins

Edith Elkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named Leburn Elkins and Wife, Edith Elkins

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 14th day of March, 19 53.

Commission expires Jan. 29, 1955

Thelma Neal
Notary Public

WARRANTY DEED

124780

FROM

LEBURN ELKINS AND WIFE

EDITH ELKINS

93383

TO

CHARLIE F. STEWART AND WIFE,

MARY RUTH MOSS STEWART

337 794 795 200

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