2141

For and in consideration of the sum of One Thousand ($1,000.00) DOLLARS Cash, the receipt of which is hereby acknowledged, we J. M. Montgomery and wife, Minnie B Montgomery have bargained and sold, and by these presents do transfer and convey unto the said Horace Bandy 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. 31 on the plan of Owen's Buena Vista Lots, as of record in Book 15, pages 10 and 11, Register's Office for said County, described according to a survey made by John Wilkes, Civil Engineer, August 24, 1936. Being the same property designated as Lot No 1 on the survey made by John Wilkes, Civil Engineer, August 24, 1936:

Beginning at the southwest corner of 15th Avenue, North and McKinney, formerly Spring Street; thence with the westwardly margin of said 15th Avenue, North southwardly 60 feet to a point; thence westwardly 111 feet more or less to a point; thence northwardly 60 feet to a point; thence eastwardly 111 feet to the point of beginning.

Being part of the same property conveyed to J. M. Montgomery and wife, Minnie B. Montgomery, by deed from Alex Hyde, of record in Book 1012, page 81, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Horace Bandy heirs and assigns, forever.

And we do covenant with the said Horace Bandy that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, J M Montgomery and wife, Minnie B Montgomery do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said Horace Bandy his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29 day of July, 19 52

J. M. Montgomery

Minnie B. Montgomery

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. D. Hawkins, Jr., a Notary Public in and for said County and State, the within named J M Montgomery and wife, Minnie B Montgomery, the bargainor S 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 office, this 17 day of August 1952

Commission expires 8/8/56 Notary Public

WARRANTY DEED
FROM
J. M. Montgomery and wif
Minnie B. Montgomery
TO
Horace Bandy

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 18th day of April 1953 at 8:40 o'clock A M
and recorded in Book 1010 Page 106
Recording Fee $2.00
JAMES P. WILSON, Register
By A. Crawford D.C.

Guaranty Company
Kansas City
America
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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