2142

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 4,250.00

—FOUR THOUSAND TWO HUNDRED FIFTY AND NO/100— **DOLLARS**

Cash paid by Jewel F. Pitts, the receipt of which is hereby acknowledged,

We, J. J. Eagan, a widower, and Lois Ames Heiskell

have bargained and sold, and by these presents do transfer and convey unto the said Jewel F. Pitts,

her **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 Lot No. 50 on the Plan of Jones and Bradford's Subdivision, as of record in Book 161, Page 142, Register's Office for said County.

Said Lot No. 50 fronts 50 feet on the northerly side of Sharpe Avenue and runs back between parallel lines 154½ feet to an alley.

Being the same property conveyed to Mary Jane Ames for and during her natural life with remainder to J. J. Eagan, by deed from Hattie Bell Key, of record in Book 1308 Page 45, J. J. Eagan having subsequently conveyed his interest to Mary Jane Ames, by deed of record in Book 1303, Page 460, said Register's Office. Mary Jane Ames (Rowland) having since died leaving as her only heir Lois Ames Heiskell.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jewel F. Pitts

her heirs and assigns, forever.

And we do covenant with the said Jewel F. Pitts

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, J. J. Eagan, a widower, and Lois Ames Heiskell

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jewel F. Pitts

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of April, 1953.

J. J. Eagan

Lois Ames Heiskell

STATE OF TENNESSEE
Davidson County
Wilson

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named J. J. Eagan, a widower

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Lebanon, Tennessee, this 14th day of April, 1953.

Commission expires [illegible], 1954.

Notary Public

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