2144

For and in consideration of the sum of $** ----Ten & No/100 ----($ 10.00)---------- **DOLLARS

Cash in hand paid to us by Elza L. Jones and wife, Ruby H. Jones, and other good and valuable considerations, receipt of which is hereby acknowledged,

(Purchasers have assumed and agree to pay 1953 Taxes, which have been prorated as of May 1,1953.)

we, W. E. Quin, Jr. and wife, Mary Shaw Quin,

have bargained and sold, and by these presents do transfer and convey unto the said Elza L. Jones and wife, Ruby H. Jones, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being Lot No. 16 on the Map of W. E. Quin, Jr.'s Subdivision, of record in Book 1424, page 111, Register's Office for said County, and described as follows:

BEGINNING at a point in the Northeasterly margin of Quin Circle at the common corner of Lots Nos. 16 and 17; thence with said Circle, in a southeasterly direction, 71.4 feet to a concrete monument at the beginning of a curve; thence around said curve, having a radius of 75 feet, Southeasterly and Northeasterly, 121.3 feet to a concrete monument in the northwesterly margin of Quin Circle; thence with said Circle, Northeasterly 161.9 feet to a concrete monument at the common corner of Lots Nos. 15 and 16; thence with the line between said lots, northwesterly 150 feet to the common corner of Lots 16 and 17; thence with the line between said lots, southwesterly 235.8 feet to the beginning.

Being part of the property conveyed to W. E. Quin, Jr. and wife, Jennie V. Quin, by deed from J. C. Price and wife, of record in Book 1536, page 573, said Register's Office, the said Jennie V. Quin having since died.

Subject to restrictions recorded prior to February 15,1950, in Book 1581, page 87.

Subject to owner's certificate of set-back lines and easement for public utilities on the plan of record in Book 1424, page 111.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elza L. Jones and wife, Ruby H. Jones, their heirs and assigns, forever.

And we do covenant with the said Elza L. Jones and wife, Ruby H. Jones, 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, W. E. Quin, Jr., and wife, Mary Shaw Quin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elza L. Jones and wife, Ruby H. Jones, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30 day of April, 1953.

W. E. Quin Jr.

Mary Shaw Quin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. B. Tucker, a Notary Public in and for said County and State, the within named W. E. Quin, Jr., and wife, Mary Shaw Quin, 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 Nashville, Tennessee, this 1st day of May, 1953.

Commission expires July 18, 1955.

C. B. Tucker
Notary Public

97977

WARRANTY DEED

FROM
W. E. QUIN, JR. ET UX

TO
ELZA L. JONES ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of MAY 1953 at 10:46 o'clock A M.
Noted in Book 1424 Page 194
Recorded in Book 3220 Page
Recording Fee
JAMES P. WILSON Register
By M. M. Gentry Dep.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

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