2146

For and in consideration of the sum of $ 10.00

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

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balance of a note in the original amount of $10,200.00, dated December 17, 1952, executed by the grantors herein, payable to Fidelity Federal Savings & Loan Association, with interest at 5% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 2150, page 57, Register's Office for Davidson County, Tennessee,

we, Otis D. McMurtry and wife, Naomi D. McMurtry,

have bargained and sold, and by these presents do transfer and convey unto the said John O. Ivory and wife, Lenora H. Ivory, 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. 54 on the Plan of Merry Oaks, Section Two, as of record in Book 2133, page 5, Register's Office for said County, and described as follows: Beginning at a point on the west side of Merry Oaks Drive, at the common corner of Lots 54 and 55; thence with the line between said lots, southerly 110.2 feet to a corner of Lot 67; thence with the line between Lots 54 and 67, westerly 114 feet to the easterly margin of Blue Hills Road; thence with the margin of the same, northwesterly 19.2 feet to the beginning of a curve; thence with the said curve, northwesterly 93.8 feet to the easterly margin of Merry Oaks Drive; thence with the said Drive, easterly, passing a concrete monument at 36.2 feet, in all 132.2 feet to the point of beginning.

Being part of the property conveyed to Otis D. McMurtry by deed from [illegible], unmarried, of record in Book 2150, page 57, 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 John O. Ivory and wife, Lenora H. Ivory, their

heirs and assigns, forever.

And we do covenant with the said John O. Ivory and wife, Lenora H. Ivory

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 as hereinabove set out, and by 1953 taxes which the grantees assume and agree to pay.

And we, Otis D. McMurtry and wife, Naomi D. McMurtry

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John O. Ivory and wife, Lenora H. Ivory, their

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

Witness our hand s this 13th day of May, 1953.

Otis D McMurtry

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John C Jeffries Jr, a Notary Public in and for said County and State, the within named Otis D. McMurtry and wife, Naomi D. McMurtry

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 13 day of May, 1953

Commission expires 10-27-56

John C Jeffries Jr
Notary Public

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE

99147

WARRANTY DEED

FROM Otis D. McMurtry et ux

TO John O. Ivory et ux

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STATE OF TENNESSEE
EXCISE TAX
PAID
$3.03
MAY 15 1953

Book 2147

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