2149

WARRANTY DEED

For and in consideration of the sum of THREE THOUSAND AND NO/100 ($3,000.00) **DOLLARS**

the receipt of $2400.00 of which in cash is hereby acknowledged and one $600.00 promissory note payable to Roy Mangrum and wife ~~xx~~ on or before Febuary 14th, 1954 from James Porter Spencer and wife Betty Odell Spencer at Nashville, Tennessee.

We, Roy Mangrum and wife Nora B. Spencer Mangrum **have bargained and sold, and by these presents do transfer and convey unto the said** James Porter Spence and wife Betty Odell Spencer, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 8th Civil District of Davidson County, Tennessee and on the Old Hickory Boulevard, near the Gower School. Surveyed as follows by S. H. Hutchinson, Febuary 12th, 1953.

Begining at a point in the center of Old Hickory Boulevard, same being the southwest conner of the Gower School property, said deed to the school property is of record in Book 1160 page 688, R. O. D. C. T. Thence with the south line of the Gower School lot, north 82 degrees 6 minutes East 340 feet to a stake at the northwest corner of R. M. Hutchinsons lot, which is of record in Book 2041 page 513 in the R.O.D.C.T. Thence with the west line of the same, south 4 degrees East 130 feet to a stake in the north line of Mr. Meadows lot. Thence north 85 degrees 17 minutes west with Meadows north line 331 feet to the center of Old Hickory Boulevard. Thence north 8 degrees west with the center of said Road 113 feet to a point of the beginning.' Containing 7/8ths of an acre more or less.

The above lot is the remainder of a 4.54 acre track of land conveyed by warranty deed from James C. Anderson and wife Gladys Louise Anderson, to Roy Mangrum and wife Nora B. Spencer Mangrum, the 1st day of May 1948, as of Record in Book 1583, page 95 in the Register's Office in and for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Porter Spencer and wife Betty Odell Spencer, their heirs and assigns, forever.

And We do covenant with the said James Porter Spencer and wife Betty Odell Spencer 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, Roy Mangrum and wife Nora B. Spencer Mangrum do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Porter Spencer and wife Betty Odell Spencer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of Febuary, 19 53

Roy Mangrum

Nora B. Spencer Mangrum

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John M Taylor, a Notary Public in and for said County and State, the within named Roy Mangrum and wife Nora B. Spencer Mangrum

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 14 day of February, 19 53

Commission expires My Commission Expires April 1, 1954

John M Taylor
Notary Public

FOSTER STAMPER CO., NASHVILLE

FULL RELEASE

23 Oct 1953

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