K 2152

For and in consideration of the sum of One ($1.00)

DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, we Odessa M Roberts Jeffries, formerly Odessa M Roberts, and husband, Cecil Jeffries and LaPearle Roberts Philyaw, formerly LaPearle Roberts, and husband, Henry Philyaw

have bargained and sold, and by these presents do transfer and convey unto the said Albert Roberts and wife, Susie E Roberts

their 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 the Southerly 133 feet of the Westerly half of Lot No. 40 on the plan of Sigler's Addition to Nashville, as of record in Plan Book No. 1, Page 4, Chancery Court at Nashville.

Said part of Lot No. 40 fronts 50 feet on the Northerly side of Hawkins Street and runs back between parallel lines 133 feet, more or less, to the South line of Banks part of said Lot, and subject to the private alley mentioned in the deed from W E Fly and wife, to Otho C Banks and wife, of record in Book 550, Page 174, Register's Office for said County, and also mentioned in the deed from W E Fly and wife, to C W McConnell and wife, of record in Book 716, Page 467, said Register's Office; and being the same property conveyed to the Home Owners' Loan Corporation by Trustee's Deed from W B Marr, Substitute Trustee, dated December 9, 1940, and recorded in Book 1165, Page 237, of the Register's Office of Davidson County, Tennessee.

And being also the same property conveyed to Odessa M Roberts and LaPearle Roberts by deed from Home Owners' Loan Corporation of record in Book 1084, Page 304 R O D C Tenn

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert Roberts and wife, Susie E Roberts

their heirs and assigns, forever.

And we do covenant with the said Albert Roberts and wife, Susie E Roberts

that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for a Vendor's Lien of record in Book 1084, Page 304 and taxes which the purchaser assumes.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Albert Roberts and wife, Susie E Roberts

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

Witness our hands this 26 day of June, 1953

Odessa M Roberts Jeffries — LaPearle Roberts Philyaw

Cecil Jeffries — Henry Philyaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

State of Wisconsin
County of Milwaukee

Personally appeared before me, Mary N. Edelstein, a Notary Public in and for said County and State, the within named Odessa M Roberts Jeffries and husband Cecil Jeffries

the bargainor with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposed therein contained.

Witness my hand and official seal, this 26 day of June 1953

My Commission expires April 25-1956 — Mary N. Edelstein Notary Public Milwaukee Wis.

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