2156

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For and in consideration of the sum of Five and No/100 ($5.00) - - - - - - - - - - - -

- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged and the love and affection which I have for my sister, Nellie Mai Gower,

Said Nellie Mai Gower hereby assumes and agrees to pay 1947 taxes.

I, Joe G. Gower, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Nellie Mai Gower, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 15 of Block 4 on the plan of the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County.

Said lot No. 15 fronts 115 feet on the Easterly side of Medial Avenue, and runs back 152.6 feet on the Northerly line, and 155.8 feet on the Southerly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Joe G. Gower, by deed from Frank H. Herbrick, of record in Book 1345, page 115, said Register's Office.

Subject to restrictive covenants contained in an instrument executed by E. L. Hampton of record in Book 1001, page 624, Register's Office for said County.

Subject to restrictive covenants contained in deed from E. L. Hampton and wife to A. F. Head of record in Book 1045, page 25, Register's Office for the said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nellie Mai Gower, her heirs and assigns, forever.

And I do covenant with the said Nellie Mai Gower that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Joe G. Gower do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Nellie Mai Gower, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of March, 1948.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, George I. Waddey, a Notary Public in and for said County and State, the within named Joe G. Gower, unmarried, 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 office, this 1st day of March, 1948.

Commission expires 10/21/49

Geo I Waddey
Notary Public

NOTARY PUBLIC MY COM. OCT. 21, 19

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave. North
Nashville, Tenn.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of AUG 1953 at 9:25 M
Noted in Book 80 Page 595
Recorded in Book ...
Recording Fee 2.00
M McArdle, Register

WARRANTY DEED
106808
FROM
Joe G. Gower
TO
Nellie Mai Gower

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