K 2156

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For and in consideration of the sum of $ Fifty Five ($5500.00) DOLLARS

Hundred

and other good and valuable consideration to us this day paid by Charles E. Farrell and wife, Josephine Farrell, the receipt of which is by the grantors hereby acknowledged, we, Hugh S. Evans, Jr. and wife, Virginia Deacon Evans.

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Farrell and wife Josephine Farrell

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly part of Lot No. 24 on the map of the Bransford Realty Company and Johnson Bransford's Subdivision of part of a 40-acre tract and all of Lot No. 27 and part of Lot no. 28 in Deer Park Subdivision, Belle Meade, the plan of which subdivision is of record in Book 421, page 67, Register's Office for said County.

Said part of Lot No. 24 fronts 100 feet on the southerly side of Bellevue Drive, South, and extends back 264.5 feet on its westerly line and 240 feet, more or less, on its easterly line, to a dead line, and measures 109 feet on the rear line.

Being the same property conveyed to Hugh S. Evans, Jr., et ux by deed from Pauline Fulton Woodard, of record in book 1755, page 388, 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 Charles E. Farrell and wife Josephine Farrell their heirs and assigns, forever.

And we do covenant with the said Charles E. Farrell and wife Josephine Farrell, 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 for indebtedness of record in Book 1744, p.147, RODC, Tenn., which grantees assume and agree to pay.

And LASTLY we, the said Hugh S. Evans, Jr., and wife Virginia Deacon Evans do further covenant and bind ourselves & our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles E. Farrell and wife Josephine Farrell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Taxes for 1953 have been prorated and assumed by the grantees.

Witness our hand s this 11 day of August, 19 53.

Hugh S. Evans Jr

Virginia Deacon Evans

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joseph J. Lutin, a Notary Public in and for said County and State, the within named Hugh S. Evans, Jr., and wife Virginia Deacon Evans

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 11 day of August, 19 53

Commission expires 10-5-55

J. J. Lutin
Notary Public

map.

WARRANTY DEED

FROM

10079

Hugh S. Evans, Jr. et ux

TO

Charles E. Farrell, et ux

In exch. C.C. 7 anvel Cir. 25 Mar. Ends, Apr. Ends, Cir. 12

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record AUG 18 day of 1953
at 11:46 o'clock A M.
Noted in Book 80 Page 609
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
By J. B. Wilson Dpt. Reg.

Home Office
TITLE INSURANCE
CORPORATION
Nashville, Virginia

COMPANY

G 260