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WARRANTY DEED — Real Estate Title and Escrow Co.

For and in consideration of the sum of $ 3,100.00***

THREE THOUSAND ONE HUNDRED*** DOLLARS

cash in hand paid by MARY SNEED JONES, the receipt of which is hereby acknowledged,

We, RUBY ELOISE BURK, CHARLES MORRIS BURK and SHIRLEY ANN BURK HARDIN have bargained and sold, and by these presents do transfer and convey unto the said MARY SNEED JONES, unmarried, 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. 198 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 198 fronts 50 feet on the westerly side of Cruzen Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to /Ruby/ Eloise Burk for life, with remainder over to her children, Charles Morris Burk and Shirley Ann Burk, by decree of the Second Circuit Court of Davidson County, Tennessee, Minute Book 53, page 463, a copy of which is of record in Book 2086, page 242, said Register's Office.

By decree of the Chancery Court of Davidson County, Tennessee, Rule No. 73653, Minute Book 174, page 490, the disability of minority of the said Shirley Ann Burk (now Hardin) was specifically removed to enable her to join in this conveyance.




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

And we do covenant with the said MARY SNEED JONES 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, RUBY ELOISE BURK, CHARLES MORRIS BURK and SHIRLEY ANN BURK HARDIN do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said MARY SNEED JONES, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20 day of August, 1953.

Ruby Eloise Burk — Shirley Ann Burk Hardin

Charles Morris Burk

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Grace Dawson, a Notary Public in and for said County and State, the within named Ruby Eloise Burk, Charles Morris Burk and [redacted] the bargainor, 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 21 day of August, 1953.

My Commission Expires Oct. 16, 1956

Grace Dawson
Notary Public

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