2196

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ($1.00)
One and no/100 DOLLARS

paid in cash the receipt of which is hereby acknowledged and other consideration and his agreement to assume and pay indebtness due Home Federal Loan Association, we Nancy Jane League and husband, James L. League

have bargained and sold, and by these presents do transfer and convey unto the said Nick Stuart his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot no. 45 on the Map of B. F. Sheilds' Heirs' Addition to Nashville, of record in Plan Book 1, page 125, of the Chancery Court at Nashville, and also of record in book 57, page 31 Register's Office for said County.
Said lot no. 45 fronts 50.5 feet on the westerly side of 15th Avenue South, and runs back between parallel lines 140.6 feet to an alley.
Being the same property conveyed to Nancy Jane League by deed from Ada B. Rainey, of record in book 1272, page 327, 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 Nick Stuart his heirs and assigns, forever.

And we do covenant with the said Nick Stuart 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, Nancy Jane League and husband, James L. League do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Nick Stuart his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10 day of September, 1953.

Nancy Jane League

Dr. J. L. League

STATE OF ~~TENNESSEE~~ NEW YORK
~~Davidson County~~
Richmond County

Personally appeared before me, Walter Reno Watson Jr., a Notary Public in and for said County and State, the within named Nancy Jane League the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ST. GEORGE RICHMOND COUNTY, ~~TENNESSEE~~ this 10th day of September, 1953.

Commission expires New York WALTER RENO WATSON, JR. NOTARY PUBLIC, STATE OF NEW YORK No. N. Qualified in Richmond County Term expires March 30, 1955

Walter Reno Watson Jr. Notary Public

449