K 2197

For and in consideration of the sum of $10.00----------

TEN AND NO/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Charles W. Lyell and wife, Lorene M. Lyell

have bargained and sold, and by these presents do transfer and convey unto the said Byrd Douglas Cain and wife Margaret J. Cain

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 a part of Lot No. 8, Block 2, Dabbs and Elliott Subdivision and more particularly described as follows: Beginning at the point of intersection of 24th Street and Elliott Street, being the northeast corner of this tract, also the northeast corner of a building lying on this tract; thence south 40 degrees 45 minutes west 60.4 feet thence north 49 degrees 14 minutes west 25.38 feet (this line being the north space of a building owned by Cain; thence north 40 degrees 45 minutes east 60.4 feet with the east line of Lyell's property to a point in the right-of-way line of Elliott Street being .38 feet northwest of a corner of a building sitting on herein described property; thence south 49 degrees 14 minutes east 25.38 feet to the point of beginning and being a part of the Dabbs and Elliott Subdivision as of record in Plat Book 347, page 97, Register's Office for Davidson County Tennessee.

Being a portion of the property conveyed to Charles W. Lyell and wife, Lorene M. Lyell, by deed from W.L. Martin, and wife, Lucile S. Martin, of record in Book 2056, page 219, Register's Office, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Byrd Douglas Cain and wife Margaret J. Cain their heirs and assigns, forever.

And we do covenant with the said Byrd Douglas Cain and wife Margaret J. Cain 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 1953 taxes, which Grantors agree to pay.

And we, Charles W. Lyell and wife, Lorene M. Lyell do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Byrd Douglas Cain and wife Margaret J. Cain their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16 day of September, 1953

Charles W. Lyell

Lorene M. Lyell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fred S. Ramsay, a Notary Public in and for said County and State, the within named Charles W. Lyell and wife, Lorene M. Lyell

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 office, this 16 day of September, 1953

Commission expires October 11, 1955

Fred S. Ramsay
Notary Public

93011

Mail: 1st Amer. Nat'l Bk
Old Hickory, Tenn.

DOCUMENTARY
STATE OF TENNESSEE
VALUE $0.20
PURCHASED

DOCUMENTARY
STATE OF TENNESSEE
VALUE $0.20
PURCHASED

Title Company

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
SEP 18 day
of 2:40 o'clock P M. 1953
Noted in Book 80 Page 273
Recorded in Book Page
Recording Fee $2.20
JAMES P. WILSON, Register
By M. McDonald
Dpt. Reg.

110726

WARRANTY DEED

FROM

Charles W. Lyell, et ux

TO

Byrd Douglas Cain, et ux

K 326