K 2199

Book 2199 Page 456

For and in consideration of the sum of $ 10.00

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

cash in hand paid by the grantee herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

we, M. B. Burt and wife, Willie B. Burt,

have bargained and sold, and by these presents do transfer and convey unto the said Nell H. Smith, for her sole and separate use, free from the debts and contracts of her present or any future husband, with full power vested in her to sell, mortgage or otherwise convey, as if she were a feme sole, 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. 85 in the Lindsley Subdivision of the Chadwell Tract, a plan of which is of record in Plan Book 2, page 24, of the Chancery Court at Nashville.

Said Lot No. 85 fronts 50 feet on the south side of Fatherland Street, formerly Vansinderin Street, and runs back between lines, 145 feet 5 inches on the easterly line and 146 feet 2 inches on the westerly line, to an alley on which it measures 50 feet.

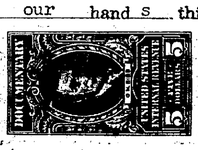
Being the same property conveyed to M. B. Burt and wife, Willie B. Burt, by deed from Mark Taylor and wife, of record in Book 1516, page 421, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nell H. Smith, as aforesaid, her heirs and assigns, forever.

And we **do covenant with the said** Nell H. Smith 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 all 1953 taxes which the grantee assumes and agrees to pay.

And we, M. B. Burt and wife, Willie B. Burt **do further covenant and bind** ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Nell H. Smith, as aforesaid, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of October, 19 53.


M. B. Burt

Willie B. Burt



STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named M. B. Burt and wife, Willie B. Burt

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 8th day of October, 19 53

Commission expires July 15, 1956.

Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 8th day of OCT A.D. 1953 at 3:40 o'clock P.M.
Noted in Book 20 Page 456
Recorded in Book ____ Page ____
Recording Fee $ 2.00
JAMES P. WILSON, Register
By C. Campbell D.R.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HESSEY

8 112523

WARRANTY DEED

G-91626 dh FROM M. B. BURT ET UX

TO NELL H. SMITH

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

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