K 2204

For and in consideration of the sum of $ 10.00

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

cash in hand paid by Beatrice C. Tindall, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, Mrs. Quixie Quarles Stephens,

have bargained and sold, and by these presents do transfer and convey unto the said Beatrice C. Tindall, her sole and separate use,

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. 38 in M. N. Young's Park View Subdivision, a plan of which is of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 100 feet on the northerly side of Glenwood Avenue, and runs back between parallel lines 164 feet to a dead line.

Being the same property conveyed to Joe T. Stephens by deed from Alice Wardene Stephens of record in Book 1110, page 517, Register's Office for Davidson County, Tennessee, Joe T. Stephens having since died, and being the same property conveyed to Mrs. Quixie Quarles Stephens by quitclaim deed from Mrs. Frank J. Moran and Mrs. N. L. Bagwell, Jr., the sole heirs of Joe T. Stephens, Deceased, of record in Book 2198, page 193, 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 Beatrice C. Tindall, her sole and separate use, her heirs and assigns, forever.

And I do covenant with the said Beatrice C. Tindall that I am 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 have been pro-rated and assumed by the grantee herein. And I, Mrs. Quixie Quarles Stephens, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Beatrice C. Tindall, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15 day of October, 19 53.

Mrs Quixie Quarles Stephens

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hendon N. Miller, Jr., a Notary Public in and for said County and State, the within named Mrs. Quixie Quarles Stephens

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 Nashville, Tennessee, this 12th day of ~~October~~ November, 19 53.

Commission expires 10-9-55

Hendon N. Miller, Jr.
Notary Public

WARRANTY DEED

FROM Mrs. Quixie Quarles Stephens

TO Beatrice C. Tindall

3136

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day NOV. 1953 at 2:13 o'clock P.M. and recorded in Book 2204 Page 143 Fee $2.00
JAMES P. WILSON, Register
By A. Brumfield Dep.

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