K 2240

Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
Ten and no/100 DOLLARS
Cash in Hand, paid by Sanford N. Spann and wife, Alvie Spann, and other good and valuable consideration,

I, Frances Early have bargained and sold, and by these presents do transfer and convey unto the said Sanford N. Spann and wife, Alvie Spann and 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 Lot No. 1 of Block 15 on the Map of Sylvan Park, of record in Book 332, page 104, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Nebraska Ave., formerly 8th Ave., said point being 110 feet eastwardly from the easterly margin of 44th Ave., formerly 3rd Street, and being the common corner of Lots Nos. 1 and 2 on said plan; thence east with the southerly margin of said Nebraska Avenue, 88.3 feet to the northeast corner of said Lot No. 1; thence with the easterly line of said Lot No. 1, southwardly 162.8 feet to the northerly margin of an alley; thence with the northerly margin of said alley, westwardly 59 feet to the corner of Lots Nos. 1 and 2; thence northwardly with the line between said lots 1 and 2, 160 feet to the beginning.

Being the same property conveyed to Frances Virginia Watson (now Frances Early) by deed from H. M. Watson and Frances Watson, of record in Book 1372, page 387, Register's Office for 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 Sanford N. Spann and wife, Alvie Spann and their heirs and assigns, forever.

And I do covenant with the said Sanford N. Spann and wife, Alvie Spann 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.

And I, Frances Early, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Sanford N. Spann and wife, Alvie Spann heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19 day of November, 1953.

Frances Early

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ezell Dickerson, a Notary Public in and for said County and State, the within named Frances Early, 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 19th day of November, 1953.

Commission expires April 20, 1954

Ezell Dickerson
Notary Public

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