K 2245

For and in consideration of the sum of $10.00*** TEN*** DOLLARS and other valuable considerations paid by Jitsuichi Masuoka and wife, Edna Cooper Masuoka, the receipt of all of which is hereby acknowledged,

We, JOHN C. ALLEN and wife, ALICE E. ALLEN,

have bargained and sold, and by these presents do transfer and convey unto the said JITSUICHI MASUOKA and wife, EDNA COOPER MASUOKA, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 32 on the Map of Belair, of record in Book 332, page 6, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Natchez Trace, formerly 28th Avenue, South, 115 feet north of the north margin of Westwood Avenue; thence westerly parallel to the north margin of Westwood Avenue 150 feet to a point; thence northerly parallel to the west margin of Natchez Trace 50 feet to an iron pin; thence easterly parallel to the north margin of Westwood Avenue, 87 feet to a stake; thence south one foot to a stake; thence easterly 36 feet to a stake; thence northerly one foot to a stake; thence easterly parallel to the north margin of Westwood Avenue, 27 feet to an iron pin in the west margin of Natchez Trace; thence with the margin of the same southerly 50 feet to the beginning.

Being part of the property conveyed to John C. Allen and wife, Alice E. Allen, by deed from Clayton C. Clark and wife, Clara B. Clark, of record in Book 1631, page 134, 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 JITSUICHI MASUOKA and wife, EDNA COOPER MASUOKA, their heirs and assigns, forever.

And we do covenant with the said JITSUICHI MASUOKA and wife, EDNA COOPER MASUOKA, 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, JOHN C. ALLEN and wife, ALICE E. ALLEN, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JITSUICHI MASUOKA and wife, EDNA COOPER MASUOKA, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of JANUARY, 1954.

John C. Allen

Alice E Allen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, G. S. SCOVILLE, a Notary Public in and for said County and State, the within named John C. Allen and wife, Alice E. Allen, 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 15th day of JANUARY, 19 54.

Commission expires April 14, 1957

G. S. Scoville
Notary Public

WARRANTY DEED
MCB&F

FROM JOHN C. ALLEN ET UX. 8883 TO JITSUICHI MASUOKA ET UX.

STATE OF TENNESSEE
DAVIDSON COUNTY
Rec'd JAN 18 1954
at 2:06 P.M.
Rec'd 404
200

P...l Estate

G 313