K 2246

WARRANTY DEED

For and in consideration of the sum of Ten Dollars and other valuable considerations Receipt of which is Acknowledged DOLLARS
we Elisha Sim Bowers Jr and wife Bonnie Sue Bowers

have bargained and sold, and by these presents do transfer and convey unto the said
H. L. Fuqua and wife Annie Mai Fuqua
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Block 6 on the map of Hamilton subdivision, as of record in minute Book 1 Page 97, County Court for said County, ~~beginning~~ being the westerly part of Lot No 28 on the unrecorded subdivision of said block 6 described according to a survey Made by E.R. Southgate Surveyor, July - 1945, as Follows:
Beginning at an iron pen at the south east corner of Martin and Hamilton streets; thense with the southerly Margin of Hamilton street Easterly 69.3 feet; thence southwardly 167 feet 6 inches to the northerly margin of an alley; thense with the said alley westwardly 67.3 Feet to the easterly Margin of Martin street; thense with said street Northwardly, 167 feet 6 inches to the beginning.
Being the property conveyed to Elisha Sim Bowers Jr. by deed from William Wright and J. Douglas Wright, as of record in Book 1469 Page 319, Registers office Davidson County Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. L. Fuqua and wife Annie Mai Fuqua their heirs and assigns, forever.

And we do covenant with the said H. L. Fuqua and wife Annie Mai Fuqua 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 Trust Lien to First National Bank of Nashville, Trustee, of record in Book 1616 Pg 534 Register's Office Davidson County Tenn.

And we William Wright and J. Douglas Wright do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. L. Fuqua and wife Annie Mai Fuqua, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of January, 19 54

Elisha Sim Bowers Jr
Bonnie Sue Bowers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Gaynell Crosley, a Notary Public in and for said County and State, the within named Elisha Sim Bowers Jr & Wife Bonnie Sue Bowers

the bargainors, 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 9th day of January, 19 54

Commission expires

Gaynell Crosley
Notary Public
NOTARY PUBLIC
My Commission Expires OCT. 5, 1954

G 21