K 2247

For and in consideration of the sum of TEN and NO/100

($10.00) DOLLARS

cash in hand paid by William M. Stewart and wife, Della Mae Stewart, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, John W. Austin, Jr. and wife, Fern M. Austin,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM M. STEWART and wife, DELLA MAE STEWART,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 135 on the Revised Plan of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County.

Said Lot No. 135 fronts 60 feet on the southerly side of Bellwood Avenue, and runs back between lines 147 feet to an alley, measuring 47.7 feet thereon.

Being the same property conveyed to John W. Austin, Jr. and wife, Fern M. Austin, by deed from Robert W. Strobel and wife, Mary H. Strobel, of record in Book 1309, page 212, 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 WILLIAM M. STEWART and wife, DELLA MAE STEWART, their heirs and assigns, forever.

And we do covenant with the said WILLIAM M. STEWART and wife, DELLA MAE STEWART 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 for 1954 taxes which have been pro-rated and assumed by the grantees herein.

And we, JOHN W. AUSTIN, JR. et ux, FERN M. AUSTIN do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said WILLIAM M. STEWART and wife, DELLA MAE STEWART, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 4th day of February, 19 54.

John W. Austin, Jr.

Fern M. Austin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frank H. Staley, a Notary Public in and for said County and State, the within named John W. Austin, Jr. et ux, Fern M. Austin

the bargainor 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 4th day of February, 19 54.

My Commission expires 4-14-56

Frank H. Staley
Notary Public

WARRANTY DEED

FROM JOHN W. AUSTIN, JR. and wife, FERN M. AUSTIN

TO 10307

WILLIAM M. STEWART and wife, DELLA MAE STEWART

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
FEB 1954
at 2:10 o'clock P.M.
and recorded in Book 2247 Page 179
Fee $2.00

Company
urance Co.

FORM 51

CTM LAW - FLEXLER CO.

PG 179