K 2270

WARRANTY DEED 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, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Donald R. Davis and wife, Vivian F. Davis

have bargained and sold, and by these presents do transfer and convey unto the said Harry F. Nees and wife, Mary B. Nees, their

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

Land in DavidsonCounty, Tennessee, being lot No. 47 of Section "B" on the plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in book 1424, page 67, Register's Office for said County, described as follows:
Beginning on the westerly margin of Birdsall Street, at the corner of lots Nos. 46 and 47; thence with the line between said lots, westwardly 87.2 feet to the corner of lots Nos. 46, 47, 52 and 53; thence with the line between lots Nos. 47 and 53, southwardly 62.1 feet to the northerly margin of 11th Street; thence with the northerly margin of said Street, eastwardly 77.6 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet, to the westerly margin of Birdsall Street; thence with the westerly margin of said Street, northwardly 52.8 feet to the beginning.
Being the same property conveyed to Donald R. Davis and wife, Vivian F. Davis, by deed from E. I. du Pont de Nemours and Company, of record in book 1759, page 125, 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 Harry F. Nees and wife, Mary B. Nees, their heirs and assigns, forever.

And we do covenant with the said Harry F. Nees and wife, Mary B. Nees 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. [illegible] taxes which have been prorated and are hereby assumed by the purchasers.
And we, Donald R. Davis and wife, Vivian F. Davis do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harry F. Nees and wife, Mary B. Nees, their heirs and assigns against the lawful claims of all persons, whomsoever.

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

Donald R. Davis.
Vivian F Davis

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Donald R. Davis and wife, Vivian F. Davis

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 4th day of March, 19 54.

Commission expires [illegible]

Nola Vandergrift
Notary Public

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