K 2280

For and in consideration of the sum of $ 10.00
- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS
cash in hand paid by the grantees herein, and other good and valuable considerations,
the receipt of which is hereby acknowledged,
we, Allen C. Luton and wife, Rova M. Luton,
have bargained and sold, and by these presents do transfer and convey unto the said
JAMES HAROLD SHERRILL and wife, SELENE G. SHERRILL, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the North one-half of Lot No. 9 on the Map of Kenner-Manor Land Co.'s Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

Said part of said lot fronts 50 feet on the east side of Kenner Avenue and runs back between lines 247 feet on the northerly line and 243.75 feet, more or less, on the southerly line to a 10-foot reserved strip on which it measures 50.00 feet.

Being the same property conveyed to Allen C. Luton and wife, Rova M. Luton, by deed from Leonora B. Schnerman, a widow, ofrecord in Book 1290, page 351, 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 James Harold Sherrill and wife, Selene G. Sherrill, their heirs and assigns, forever.

And we do covenant with the said James Harold Sherrill and wife, Selene G. Sherrill 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 by 1954 taxes which the grantees herein assume and agree to pay.

And we, Allen C. Luton and wife, Rova M. Luton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Harold Sherrill and wife, Selene G. Sherrill, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of May, 19 54.

Allen C. Luton
Allen C. Luton

Rova M. Luton
Rova M. Luton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Kenneth Kasey, a Notary Public in and for said County and State, the within named Allen C. Luton and wife, Rova M. Luton

the bargainer 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 28th day of May, 19 54.

Commission expires January 30, 1956

Kenneth Kasey
Notary Public

WARRANTY DEED

FROM

TO

James Harold Sherrill, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 11 day of JUN 28 1954 M.
and recorded in Book 2214 Page 202
Fee $ 2.20
REGISTER

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

PG 137