K 2280

For and in consideration of the sum of Four Hundred and no/100 ($400.00) DOLLARS

and other good and valuable consideration.

We, George H. Sprinkles and wife Teresia Sprinkles

have bargained and sold, and by these presents do transfer and convey unto the said Herbert Alonzo Harbin, et ux, Thelma Inez Harbin, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the Westerly one-half of lot No 75 on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, R. O. D. C. , Tennessee.

Said part of lot No. 75 fronts 50 feet on the north side of Duke Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to George H. Sprinkles et ux, Teresia Sprinkles by deed from J. K. Miller et ux, Elizabeth Miller, of record in book 1938, page 165, R. O. D. C., Tennessee.

The name Sprinkler appears in a previous deed through error and should be the same as in this deed, Sprinkles which is correct and who ~~ax~~ is the same party.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert Alonzo Harbin, et ux, Thelma Inez Harbin, their heirs and assigns, forever.

And we do covenant with the said Herbert Alonzo Harbin, and wife Thelma Inez Harbin that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

except for a mortgage held by the Fidelity Federal Savings and Loan Association of Nashville, Tennessee in the amount of $2,110.00.

And we, George H. Sprinkles, et ux, Teresia Sprinkles, which this buyer do further covenant and bind Ourselves, heirs and representatives, to warrant and ~~forever~~ assures. defend the title to the said land to the said Herbert Alonzo Harbin, et ux, Thelma Inez Harbin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness hand this day of , 19 54

George H. Sprinkles
Teresia Sprinkles

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Clarence N. Beaty Jr. , a Notary Public in and for said County and State, the within named George H. Sprinkles and Teresia Sprinkles

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 office, this 3rd day of June 1954

Commission expires October 23, 1957

Clarence N. Beaty Jr.
Notary Public

21523

WARRANTY DEED

FROM

George H. Sprinkles, et ux.

Teresia Sprinkles

TO

Herbert Alonzo Harbin

Thelma Inez Harbin

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 7 day of JUN A.D. 1954 at 12:25 o'clock P.M.
Recorded in Book 2280 Page 635
JAMES P. WILSON, Register
By Mc Beaty Dep. Reg.

Clarence N. Beaty Jr. Atty
608 Exchange Bldg.
Nashville, Tennessee

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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