K 2295

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. Gordon T. Dougherty and wife, Neva D. Dougherty

have bargained and sold, and by these presents do transfer and convey unto the said Robert Wessel, Jr. and wife, Mary Ruth Andrews Wessel, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 36 on the Map of River Vista Subdivision, of record in Book 1424, page 118, Register's Office for said County.
Said lot fronts 102 feet on the easterly side of Jones Circle and runs back 189.5 feet on the North line and 168.9 feet on the southerly line, to a dead line, on which it measures 82 feet.
Being the same property conveyed to Gordon T. Dougherty and wife, Neva D. Dougherty, by deed from E. I. du Pont de Nemours & Company, of record in Book 1788, page 342, 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 ~~Robert Wessel, Jr. and wife, Mary Ruth Andrews Wessel~~ their heirs and assigns, forever.

And we do covenant with the said Robert Wessel, Jr. and wife, Mary Ruth Andrews Wessel 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 1954 taxes which have been prorated and are hereby assumed by the purchasers.
And we, Gordon T. Dougherty and wife, Neva D. Dougherty do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert Wessel, Jr. and wife, Mary Ruth Andrews Wessel, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of August, 19 54.

Gordon T. Dougherty
Neva D. Dougherty

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nola Vandergriff, a Notary Public in and for said County and State, the within named Gordon T. Dougherty and wife, Neva D. Dougherty

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 Madison, Tennessee, this 28th day of August, 19 54

Commission expires My Commission Expires Jan. 25, 1958

Nola Vandergriff
Notary Public

29798 $ 2,000.00

WARRANTY DEED

FROM Gordon T. Dougherty et ux

TO Robert Wessel, Jr. et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of Aug 1954 at 10:35 o'clock A.M.
Noted in Book 82 Page 525
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. NELSON, Register
By Deputy Reg.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

PG 613