K 2296

For and in consideration of the sum of

Ten ($10.00) and no/100 - DOLLARS

cash in hand paid by R. I. Wrather and wife, Aubrey Hayes Wrather and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged.

I, Eva Jean Wrather

have bargained and sold, and by these presents do transfer and convey unto the said R. I. Wrather and wife, Aubrey Hayes Wrather

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

Being part of the "Exposition" Block, shown on the plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County, and described as follows:

BEGINNING at a point on the northerly margin of Elkins Avenue, 115 feet east of 48th. Avenue North, formerly Seventh Street; thence east with Elkins Avenue, 55 feet to a point; thence at right angles northwardly 150 feet; thence westwardly, parallel to the northerly margin of Elkins Avenue, 55 feet; thence at right angles southwardly 150 feet to the point of beginning.
Being the same property conveyed to Eva Jean Wrather by deed from Mae Ferrell of record in Book 2040, page 96, 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 R. I. Wrather and wife, Aubrey Hayes Wrather

their heirs and assigns, forever.

And I do covenant with the said R. I. Wrather and wife, Aubrey Hayes Wrather that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Eva Jean Wrather

do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said R. I. Wrather and wife, Aubrey Hayes Wrather

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12th. day of August, 19 54

Eva Jean Wrather

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise V. Stephens, a Notary Public in and for said County and State, the within named Eva Jean Wrather

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of August, 19 54.

Commission expires Oct. 16, 1955.

Louise V. Stephens
Notary Public

WARRANTY DEED

FROM 29877

Eva Jean Wrather

TO

R. I. Wrather, etux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 31 day of Aug. 1954 at 8:30 o'clock A. M.
Noted in Book 82 Page 504
Recorded in Book 2296 Page 47
Recording Fee $2.00
JAMES P. WILSON, Register
By C. McSpadden Dep. Reg.

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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