K 2296

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN*** DOLLARS ($ 10.00),
and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption by L. C. Butner and wife, Sallie Butner, of the principal balance now due on a certain note in the original amount of $6,350.00, dated July 22, 1946, secured by a deed of trust executed by Hubert J. Stewart and wife, Doris A. Stewart, to Albert H. Thomas, Trustee, of record in Book 1400, page 59, Register's Office for Davidson County, Tennessee,

MRS. OCEA MYERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
L. C. BUTNER and wife, SALLIE BUTNER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 50 feet of the westerly 40 feet of Lot No. 89, and the northerly 50 feet of Lot No. 90 on the Plan of Henry Blood's Addition to Edgefield, now East Nashville, as of record in Book 21, page 5, Register's Office for said County.

Said parts of Lots Nos. 89 and 90 front 50 feet on the easterly side of South Sixth Street, and run back between parallel lines, with the southerly margin of an alley, 93 feet to a proposed alley in the rear.

Being the same property conveyed to Mrs. Ocea Myers, to her sole and separate use, by deed from Charles Lee and wife, Della Lee, of record in Book 2142, page 577, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 1st day of September, 1954.

Mrs. Ocea Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert W. Gayle, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mrs. Ocea Myers, the bargainor(s), 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 Nashville, Tennessee, this, the 1st day of September, 1954.

My commission expires: July 28, 1957

Robert W. Gayle
Notary Public

WARRANTY DEED
MCB&F
From MRS. OCEA MYERS
To L. C. BUTNER et ux
20148

DOCUMENTARY
$2.20

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record SEP 1954
at 1:53 o'clock P.M.
noted in Book 52 Page 521
recorded in Book 82 Page 86
Recording Fee $2.20
JAMES P. GARRISON, Register
C. M. Kennedy D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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