K 2297

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $- -
- - - - - - - Five and no/100 ($5.00)- - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Claude T. Pearce to Mrs. Minnie L. Pearce, the receipt of which is hereby acknowledged, and for love and affection and other good and valuable considerations, I, Mrs. Minnie L. Pearce, a widow **have bargained and sold, and by these presents do transfer and convey unto the said** Claude T. Pearce, his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. Eleven (11) on the plan of Sylvan Park, Block No. 2, as of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 11 fronts fifty (50) feet on the northerly side of Utah Avenue, formerly 7th Avenue, and estends back northerly, between parallel lines, one hundred and sixty (160) feet to an alley in the rear.

Being part of the property conveyed to Minnie L. Pearce, by deed from R. L. Pearce, of record in Book 888, page 378, R. O. D. C. Tennessee.

The grantor, however, expressly retains to herself a full and complete interest in the property herein conveyed for, and only during the remainder of her natural life.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Claude T. Pearce, his **heirs and assigns, forever.**

And I **do covenant with the said** Claude T. Pearce **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, Mrs. Minnie L. Pearce, a widow **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Claude T. Pearce, his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 3rd **day of** March, **19**50.

Minnie L. Pearce

STATE OF TENNESSEE
Davidson County

Personally appeared before me, F. R. Pegram, **a Notary Public in and for said County and State, the within named** Minnie L. Pearce, a widow **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** Nashville, **Tennessee, this** 4th **day of** March, **19**50

Commission expires April 5th 1952. F. R. Pegram
Notary Public

PG 209