K 2299

WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------

Ten and no/100----------**DOLLARS**

Cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged.

Capitol Realty Company, Inc., a Corporation organized and existing under the laws of the State of Tennessee, with its principal office and place of business in Nashville, Davidson County, Tennessee, has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** Donald K. Bentley and wife, Mary G. Bentley, their ~~heirs~~ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of V.H. Dixon's Subdivision of record in Book 2083, page 33, Register's Office for said County.

Said Lot No. 4 fronts 59 feet on the westerly side of 39th Avenue, North, and runs back 124.7 feet on the north line and 124.6 feet on the south line to a 12 foot alley and measures 59 feet thereon.

Being part of the same property conveyed to Capitol Realty Company, Inc., a Tennessee corporation, by deed from George Pullen and wife, of record in Book 2103, page 6, 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 Donald K. Bentley and wife, Mary G. Bentley, their **heirs and assigns, forever.**

And Capitol Realty Company of Nashville, Inc., does ~~I~~ **covenant with the said** Donald K. Bentley and wife, Mary G. Bentley ~~that it is~~ **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And Capitol Realty Company of Nashville, Inc., does ~~I~~ **further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Donald K. Bentley and wife, Mary G. Bentley their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 29th **day of** September, **19** 54

CAPITOL REALTY COMPANY, INC.

ATTEST: W. D. Hawkins, Jr. Secretary

BY: Vernon H. Dixon, President

STATE OF TENNESSEE:
Davidson County

Personally appeared before me, ----------, **a Notary Public in and for said County and State, the within named** ----------

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the bargainor___, **with whom I am personally acquainted, and who acknowledged that** ---------- **executed the within instrument for the purposes therein contained**

Witness my hand and official seal at office, this ---------- **day of** ----------, **19**____

Commission expires ----------

Notary Public

G 585