K 2304

For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, we John L. O'Brate and wife, Bethel C. O'Brate

have bargained and sold, and by these presents do transfer and convey unto the said Anna V. Clifton and Mildred M. Clifton, the survivor take the whole, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: beingthe East parts of Lots Nos. 11 and 12 of Block 2 on the Map of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.
Said parts of said lots adjoin and front together 60 feet on the north side of Belcourt Avenue and run back between lines, 158.45 feet on the west line and 158.38 feet on the east line, to a dead line in the rear on which they measure 50 feet.
Being the same property conveyed to John L. O'Brate and wife, Bethel C. O'Brate by deed from John A. McDowell and wife, of record in Book 1870, page 505, 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 Anna V. Clifton and Mildred M. Clifton their heirs and assigns, forever.

And we do covenant with the said Anna V. Clifton and Mildred M. Clifton 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.

And we, John L. O'Brate and wife, Bethel C. O'Brate do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Anna V. Clifton and Mildred M. Clifton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd day of October, 19 54.

STATE OF ~~TENNESSEE~~ Tennessee
~~DAVIDSON~~ County of Davidson

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named John L. O'Brate and Bethel C. O'Brate

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 ~~Nashville~~ [illegible], ~~Tennessee~~, this 22nd day of October, 19 54.

Commission expires [illegible]

Notary Public

WARRANTY DEED

FROM John L. O'Brate et ux

TO Anna V. Clifton & Mildred M. Clifton

please put in Doug Smith's Box

G-97706

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