K 2333

For and in consideration of the sum of $ 10.00,

TEN-AND-NO/100 - DOLLARS

Cash in hand paid by the grantee herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay by the grantee herein of the remaining unpaid balance of a note executed by Elzie Rue Clements and wife, dated May 11, 1953, in the original amount of $9500.00, E. A. Covington Trustee, of record in Book 2178, page 211, Register's Office for said County.

We, Elzie Rue Clements and wife, Mildred A. Clements, have bargained and sold, and by these presents do transfer and convey unto the said Beadie Riggins Landis, to her sole and separate estate, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Block "H" on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for said County, and described as follows:
Beginning at a point in the north margin of Madison Boulevard 160.25 feet east of the corner of said Boulevard and Argle Avenue; thence with Madison Boulevard easterly 100 feet to a point; thence northerly 176 feet to a point in the south line of the property conveyed to Jessie M. Barrett, of record in Book ____, page ____, Register's Office for said County, said point being 64 feet west of his southeast corner; thence along his south line west 36 feet to his southwest corner; thence with his west line north 32 feet to a point 180 feet south of Robinwood Avenue; thence westerly 81.75 feet to a point 160.25 feet east of the east margin of Argle Avenue; thence southerly parallel with Argle Avenue 200 feet to the beginning.
Being the same property conveyed to Elzie Rue Clements and wife, Mildred A. Clements, by deed from Howard K. Williamson and wife, of record in Book 2145, page 159, 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 Beadie Riggins Landis, her heirs and assigns, forever.

And we do covenant with the said grantee herein 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., except as herein set out.

And we, Elzie Rue Clements and wife, Mildred A. Clements do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Beadie Riggins Landis, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of Oct., 1954.

Elzie Rue Clements,
Mildred A. Clements

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Billy H. Howell, a Notary Public in and for said County and State, the within named Elzie Rue Clements and wife, Mildred A. Clements

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, Tennessee, this 2nd day of Oct., 1954.

Commission expires Oct. 10, 1956

Billy H. Howell
Notary Public

38390

WARRANTY DEED

FROM
ELZIE RUE CLEMENTS ET UX

TO
BEADIE RIGGINS LANDIS (Sep. est.)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record NOV 3 19 54
at 11:47 o'clock A.M.
Noted in Book 3 Page 47
Recording Fee $2.00
JAMES E. WILSON, REGISTER
By

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HERSEY

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