K 2336

For and in consideration of the sum of $ 10.00

Ten and no/100 DOLLARS

Cash in hand paid by Odell Kelley and wife, Dorothy H. Kelley, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, we, J. B. Kennaston and wife, Olga Kennaston,

have bargained and sold, and by these presents do transfer and convey unto the said Odell Kelley and wife, Dorothy H. Kelley

Their 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. 27 on the plan of Madison Heights, Section II, Part II, as of record in Book 2133, page 83, Registers Office for said County.

Said lot No. 27 fronts 125.0 feet on the southerly side of Berwick Trail and extends back between lines 375.0 feet on the westerly line and 377.0 feet on the easterly line to a dead line in the rear, measuring 125.02 feet thereon.

Being the same property conveyed to J. B. Kennaston and wife, Olga Kennaston, by deed from Eckardt Company, Inc., of record in Book 1335, page 449, said Register's Office.

This conveyance is made subject to 1954 taxes, restrictive covenants of record in Book 2241, page 209, Register's Office for Davidson County, Tennessee, and easement and setback line of record in Book 2133, page 83, Registers Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Odell Kelley and wife, Dorothy H. Kelley their heirs and assigns, forever.

And we do covenant with the said Odell Kelley and wife, Dorothy H. Kelley 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, J. B. Kennaston and wife, Olga Kennaston do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Odell Kelley and wife, Dorothy H. Kelley their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of December, 1954.

J. B. Kennaston
Olga Kennaston

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named J. B. Kennaston and wife, Olga Kennaston, 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 13th day of December, 1954.

Commission expires April 26, 1958

Notary Public

41784

WARRANTY DEED

FROM J. B. Kennaston et ux

TO Odell Kelley et ux

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record DEC 21 1954
at 3:03 P.M. and recorded in Book 2201
Page 83
Register

TITLE INSURANCE CORPORATION
Nashville, Tennessee

DOCUMENTARY

J. B. Kennaston et ux
Odell Kelley et ux

PG 411