K 2339

WARRANTY DEED — R. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN & NO/100********** DOLLARS ($ 10.00),

cash in hand paid by HARRY E. STRATTON, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, A. W. SPALDING and wife, WILLIE IRENE SPALDING,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HARRY E. STRATTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 381 on the Map of Richland Realty Company's Division "C", of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 381 fronts 90 feet on the westerly side of Harvard Avenue and runs back between lines, 118.4 feet on the northerly line, more or less, and 161.5 feet more or less on the southerly line, to a dead line, on which it measures 100 feet.

Being the same property conveyed to A. W. Spalding and wife, Willie Irene Spalding, by deed from A. J. Linx and wife, Lola Linx, of record in Book 1261, page 447, Register's 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 17 day of Dec, 1954.

A. W. Spalding
Willie Irene Spalding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rae T. Klemm, a Notary Public in and for the State and County aforesaid, personally appeared the within named A. W. Spalding and Willie Irene Spalding

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 17th day of December, 1954

Rae T. Klemm
Notary Public

My commission expires April 22, 1958

16482 WARRANTY DEED
From A. W. SPALDING et ux
To HARRY E. STRATTON

JAN 3 1955

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