K 2392

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.

WE, HERSCHEL SINGLETON AND WIFE, NAOMI SINGLETON

have bargained and sold, and by these presents do transfer and convey unto the said JOHNNIE SPEARS AND WIFE, JEAN T. SPEARS

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 PART OF BLOCK 11 ON THE REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS OF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF 51ST AVENUE NORTH, AS NOW ESTABLISHED, FORMERLY 10TH STREET, AND THE FIRST ALLEY NORTH OF NEVADA, FORMERLY THIRD AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY, WESTWARDLY 145 FEET; THENCE SOUTHWARDLY AND PARALLEL TO 51ST AVENUE NORTH, 50 FEET; THENCE EASTWARDLY 145 FEET TO THE WESTERLY MARGIN OF 51ST AVENUE NORTH; THENCE WITH SAID AVENUE, NORTHWARDLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HERSCHEL SINGLETON AND WIFE, NAOMI SINGLETON, BY DEED FROM WILLIAM S. KNIGHT AND WIFE, OF RECORD IN BOOK 2045, PAGE 474, 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 JOHNNIE SPEARS AND WIFE, JEAN T. SPEARS THEIR heirs and assigns, forever.

And WE do covenant with the said JOHNNIE SPEARS AND WIFE, JEAN T. SPEARS 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, HERSCHEL SINGLETON AND WIFE, NAOMI SINGLETON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JOHNNIE SPEARS AND WIFE, JEAN T. SPEARS THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands this 24TH day of MARCH, 1955

Herschel Singleton

Naomi Singleton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James A. Baddley, a Notary Public in and for said County and State, the within named HERSCHEL SINGLETON AND WIFE, NAOMI SINGLETON

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 office, this 24TH day of MARCH, 1955

Commission expires JANUARY 26, 1959

James A. Baddley
Notary Public

PG 543