K 2398

Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

H. T. Vance Co., a partnership composed of H. T. Vance, Sr. and Henry T. Vance, Jr.,

has bargained and sold, and by these presents does transfer and convey unto the said

Edgar E. Pipkin and wife, Martha S. Pipkin, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 21 on the Map of George Shield's East End Subdivision, as of record in Book 57, page 112, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the east side of North 16th Street and runs back between parallel lines, 147½ feet to an alley.

Being the same property conveyed to H. T. Vance, Sr. and Henry T. Vance, Jr., partners, composing the partnership of H. T. Vance Co., by deed from Mattie D. Rust, of record in Book 2341, page 427, 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 Edgar E. Pipkin and wife, Martha S. Pipkin, their

heirs and assigns, forever.

And H. T. Vance Co., a partnership, does

for the said Edgar E. Pipkin and wife, Martha S. Pipkin

covenant with the said that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, except by all 1955 taxes, which the grantees herein assume and agree to pay.

And H. T. Vance Co., a partnership composed of H. T. Vance, Sr. and Henry T. Vance, Jr. for

themselves and their heirs, executors, administrators and assigns

do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Edgar E. Pipkin and wife, Martha S. Pipkin, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of May, 19 55.

H. T. Vance Co.

By: Henry T. Vance Jr.
Henry T. Vance, Jr., Partner

By: H. T. Vance Sr.
H. T. Vance, Sr., Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Courtney Marshall, a Notary Public in and for said County and State, the within named H. T. Vance, Sr., and Henry T. Vance, Jr., as partners doing business as H. T. Vance Co.

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 6 day of May, 19 55.

Courtney Marshall
Notary Public

act 2-1955

PG 181