K 2436

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Two Hundred Fifty and No/100 . . . . . (**$10,250.00**) . . . . . **DOLLARS**
Cash in hand paid by Fannie I. Sullivan (Single), the receipt of which is hereby acknowledged, we,

JOSEPH A. VELTRI AND WIFE, DAISY ESTES VELTRI

have bargained and sold, and by these presents do transfer and convey unto the said Fannie I. Sullivan (Single)
her **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 the southerly 72 feet of the easterly 150 feet of Lot No. 25 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for said County.

Said part of said Lot fronts 72 feet on the westerly side of 28th Avenue South, now called Natchez Trace, and runs back between parallel lines, along the north margin of Woodlawn Drive, 150 feet to a dead line.

Being the same property conveyed to Joseph A. Veltri and wife, Daisy Estes Veltri, by deed from James M. Dunham and wife, of record in Book 1389, page 130, and by deed from Glenn M. Thompson and wife, of record in Book 1734, page 507, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements, and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fannie I. Sullivan (Single)
her **heirs and assigns, forever.**

And we **do covenant with the said** Fannie I. Sullivan (Single)
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, Joseph A. Veltri and wife, Daisy Estes Veltri
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Fannie I. Sullivan (Single)
her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 8th **day of** June, **19** 55.

Joseph A. Veltri

Daisy Estes Veltri

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. T. Jones, **a Notary Public in and for said County and State, the within named** Joseph A. Veltri and wife, Daisy Estes Veltri
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 8th **day of** June, **19** 55.

Commission expires May 11, 1958

O. T. Jones **Notary Public**

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