BK 2438

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 and other valuable consideration, the receipt of which is hereby acknowledged,

We, CHARLES NEIL STRATTON and wife, PHYLLIS LEE STRATTON,

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

MINNIE MAE HARRISON, a widow

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:

Being Lot No. 7 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee.

Lot No. 7 fronts 50 feet on the easterly side of Lischey Avenue and runs back 150 feet between parallel lines to a dead line.

Being the same property conveyed to Charles Neil Stratton and wife, Phyllis L. Stratton, by deed from Clyde L. Whitehead and wife, Mary Washburn Whitehead, of record in Book 2150, page 349, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 1955; Deed of trust executed by Charles Neil Stratton and wife, Phyllis L. Stratton, to Louis R. Linx, Trustee, of record in Book 2205, page 353, said Register's Office, to secure to First Federal Savings & Loan Association one note, dated June 18, 1953, for the principal sum of $8,000.00; and

Restrictive covenants of record in Book 1066, page 101; Book 1086, page 208, 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 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 ... day of June, 195 5

Charles Neil Stratton

Phyllis L. Stratton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles Neil Stratton and Phyllis Lee Stratton

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, the ... day of June, 195 5.

My commission expires: ...

62151

WARRANTY DEED

From

CHARLES NEIL STRATTON, ET UX

To

MINNIE MAE HARRISON, a widow

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of JUN A.D. 1955 at 12 o'clock P.M.
Noted in Book 2438 Page 314
Recorded in Book ... Page ...
Recording Fee ... $2.00
JAMES P. WILSON, Register
By ... Dpt. Reg.

FOLK-JORDAN COMPANY, Inc.
MORTGAGES - REAL ESTATE INSURANCE

PG 451