K 2448

BOOK 2448 PAGE 159

For and in consideration of the sum of $ 10.00

Ten and No/100* DOLLARS

Cash in hand paid by the grantees herein, the receipt of which is hereby acknowledged and for other good and valuable considerations.

We, James H. McGee and wife, Estelle R. McGee have bargained and sold, and by these presents do transfer and convey unto the said Edward P. Gerald and wife, Lorene Gerald 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 the West 50 feet of the North 200 feet of Lot No. 40 of Block I on the Map of Forest Park Subdivision as of record in Book 843, page 44, Register's Office for said County. Said part of said lot fronts 50 feet on the south side of Elm Street and runs back between parallel lines 200 feet to a dead line. Being the same property conveyed to James H. McGee and wife, Estelle R. McGee, by deed from J. E. Eldridge and wife, of record in Book 1907, page 93, 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 Edward P. Gerald and wife, Lorene Gerald their heirs and assigns, forever.

And we do covenant with the said Edward P. Gerald and wife, Lorene Gerald 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, James H. McGee and wife, Estelle R. McGee do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward P. Gerald and wife, Lorene Gerald their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of August, 1955.

James H. McGee James H. McGee

Estelle R. McGee Estelle R. McGee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named James H. McGee and wife, Estelle R. McGee

the bargainors, 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 31st day of August, 1955.

Commission expires July 15th, 1956.

Notary Public, State-At-Large.

WARRANTY DEED

FROM

James H. McGee and wife, Estelle R. McGee

TO

Edward P. Gerald and wife, Lorene Gerald

Received for Record [illegible] day of Sept. 1955 at 3:45 o'clock P.M. and recorded in Book 2448 Page 159

Note: [illegible] Page

Tax [illegible]

Recording Fee $2.00

JAMES S. WYKES, Register

By [illegible] D.R.

DOCUMENTARY TAX PAID

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 159