K 2450

WARRANTY DEED — B. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of
Ten and 00/100- DOLLARS ($ 10.00),

Cash in hand paid by Delmer R. Guinn and wife Juanita L. Guinn, and other good and valuable considerations, the receipt of which is hereby acknowledged,

James H. Turner and wife, Opha C. Turner,

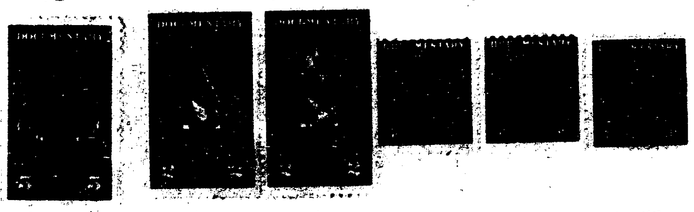
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Delmer R. Guinn and wife, Juanita L. Guinn,

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. 11 on the Plan of Locust Grove Estates, as of record in Book 1424, page 11, Register's Office for said County.

Said Lot No. 11 fronts 60 feet on the northerly side of Horseshoe Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to James H. Turner and wife, Opha C. Turner, by deed from Lewis W. Reid, of record in Book 1939, page 473, 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. Taxes for 1955 have been prorated and assumed by the Grantees.

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 6th day of September, 1955

James H. Turner

Opha C. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lola B. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named James H. Turner and wife, Opha C. Turner

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 6th day of September, 1955

Lola B. Russell
Notary Public

My commission expires 2-1-58

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