K 2453

For and in consideration of the sum of One Thousand, Nine Hundred and 00/100 ($1,900.00) DOLLARS

Cash in hand paid by Homer G. Pearson and wife, Constance L. Pearson, the receipt of which is acknowledged, Joe Davies and William R. Brown

have bargained and sold, and by these presents do transfer and convey unto the said Homer G. Pearson and wife, Constance L. Pearson

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 Lot No. 38 on the Plan of Elysian Park, as of record in Book 2331, Page 32, Register's Office for said County.

Said Lot No. 38 is described as beginning at an iron pin on the Southeast margin of Bellengrath Drive at the common corner of Lots Nos. 39 and 38, thence in a northeasterly direction along the southeast margin of Bellengrath Drive 176.0 feet to an iron pin at the common corner of Lots Nos. 38 and 37, thence in a southeasterly direction 277.6 feet to an iron pin, thence in a southerly direction 170.8 feet to an iron pin, thence continuing in a southerly direction 22.9 feet to a concrete monument, thence in a southwesterly direction 29.0 feet to an iron pin at the rear corner of Lots 38 and 39, thence in a northwesterly direction 354.3 feet to the point of beginning.

Being part of the property conveyed to Joe Davies and William R. Brown by deed from Olin White, Trustee, of record in Book 2343, Page 86, by deed from Joe Davies and wife, of record in Book 2343, Page 126, and by deed from R. H. Eubank and wife, of record in Book 2333, Page 58, 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 Homer G. Pearson and wife, Constance L. Pearson their heirs and assigns, forever.

And We do covenant with the said Homer G. Pearson and wife, Constance L. Pearson 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, Joe Davies and William R. Brown do further covenant and bind Ourselves, Our heirs and representatives, to warrant and forever defend the title to the said land to the said Homer G. Pearson and wife, Constance L. Pearson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2 day of September 19 55

Joe Davies

William R. Brown

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Joe Davies and William R. Brown 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 2 day of September, 19 55

Commission expires April [illegible]

[illegible]
Notary Public

WARRANTY DEED

FROM

Joe Davies & William R. Brown

TO

Homer G. Pearson & Wife

74851

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 11 day of Oct A.D. 1955 at 10:11 o'clock A.M.
Noted in Book 2e Page 24
Recorded in Book — Page —
Recording Fee $2.00
JAMES P. WILSON, Register
By — Dpt. Reg.

Attorneys Title Company
Titles Guaranteed
120 Union Street
NASHVILLE, TENN.
Agents For
American Title & Insurance Co.
MIAMI, FLA.

PG 377