K 2481

WARRANTY DEED G-34222 R. E. FOLK, JR., FORM NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN *** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ALVA W. TAYLOR,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES A. KITTLEBAND and MAMIE M. KITTLEBAND, ***

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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 325, 326, and 327 on the Map of Richland Realty Company's First Addition, as of record in Book 332, page 174, said Register's Office.

Said parts of lots 325, 326 and 327 are described as follows: Beginning at a point on the southerly margin of Westbrook Avenue, at the easterly margin of a 15 foot alley; thence in a southerly direction, with the margin of said alley, 150 feet to a point which is 4.3 feet north of the southerly margin of Lot No. 325; thence in an easterly direction and parallel with the line between lots 325 and 324, a distance of 50 feet to a point; thence in a northerly direction and parallel with said alley, 150 feet, more or less, to the southerly margin of Westbrook Avenue; thence in a westerly direction along the margin of the said Avenue, 50 feet to the beginning.

Being part of the property conveyed to Alva W. Taylor and wife, Caroline D. Taylor, by deed from Charles L. Sexton and wife, of record in Book 843, page 49, Register's Office for said County, the said Caroline D. Taylor having since died.

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 21st day of ____, 1952.

Alva W. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ____, a Notary Public in and for the State and County aforesaid, personally appeared the within named Alva W. Taylor,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 21st day of Oct., 1955.

My commission expires ____, 1956 Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of OCT A.D. 1955 at 10 o'clock A.M.
Noted in Book 2d Page 229
Recorded in Book ____ Page ____
Recording Fee $ 2.00
JAMES P. WILSON, Register
By ____ Dpt. Reg.

WARRANTY DEED
MCB F&P
From
ALVA W. TAYLOR
To
77113
JAMES A. KITTLEBAND ET UX

John L. White Realty Co. 203 Second Ave. North

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