K 2484

For and in consideration of the sum of $ 10.00

TEN AND NO/100 DOLLARS

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

we, Lee B. Nichols, Jr. and wife, Nancy M. Nichols,

have bargained and sold and by these presents do transfer and convey unto the said ELOISE GRIFFIN, for her sole and separate use, free from the debts and contracts of her present or any future husband, with full power vested in her to sell, mortgage or otherwise convey, as if she were a feme sole, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 46 and the Easterly 10 feet front and 40 feet rear of Lot No. 45, on the Map of Eastdale Subdivision, of record in Book 547, pages 29 and 30, Register's Office for said County.
Said lot and part of lot adjoin and front together 110 feet on the southerly side of Riverwood Drive and run back between lines, 200 feet to a dead line, measuring 140 feet thereon.
Being the same property conveyed to Lee B. Nichols, Jr. and wife, Nancy M. Nichols, by deed from Wilma G. Fulcher, a widow, of record in Book 2102, page 169, said Register's Office.
In addition to the above real estate there is likewise conveyed the following personal property: stove, refrigerator, attic fan, and all carpeting now used in connection with the above real estate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eloise Griffin, aforesaid, her heirs and assigns, forever.

And we do covenant with the said Eloise Griffin 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, Lee B. Nichols, Jr. and wife, Nancy M. Nichols do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Eloise Griffin, as aforesaid, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of December, 1954.

Lee B. Nichols, Jr.

Nancy M. Nichols

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Lee B. Nichols, Jr. and wife, Nancy M. Nichols, the bargainor, 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 17th day of December, 1954.

JNO. C. JEFFORDS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires July 15th 1956

Jno. C. Jeffords Notary Public State at Large

WARRANTY DEED

G-98918 dh FROM LEE B. NICHOLS, JR. ET UX

TO ELOISE GRIFFIN

PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of Dec A.D. 1955
at 11:20 o'clock A.M.
Noted in Book 2 Page 235
Recorded in Book Page
Recording fee $2.00
JAMES P. WILSON, Register
By C. M. Jones Dpt. Reg.

P.G 199