K 2491

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

For and in consideration of the sum of
Ten & no/100 ---------- DOLLARS ($ 10.00),
Cash in hand paid the receipt of which is hereby fully acknowledged.

We, James Edward Duke and wife, Ovie Bates Duke

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

E.G.Ferrell and wife, Mallie Ferrell

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:

A certain tract or parcel of land lying in the Third Civil District of Davidson County, Tennessee. Said Tract of land being lot No.16 in the sub-division of the tract of land conveyed to W.B.Sneed, Trustee, by Alex Perry and wife, Anne Perry, the plan of which is unrecorded. Said tract of land is more particularly described as follows:
Beginning at a stake on the east margin of an Avenue 30 feet wide, said stake being located northwardly along said Avenue 325 feet from the North margin of the Lebanon Turn Pike; running thence north 2½ degrees west 100 feet to a stake, the southwest corner of Lot No.17 in said sub-division; running thence eastwardly to a stake in the East line of the orginal tract; said point being the southeast corner of lot No.17 and the northeast corner of Lot No.16 herein described; running thence south 2½ degrees east 100 feet to a stake; running thence westwardly with the north line of Lot No. 15, 200 feet to the beginning.
Being the same property as conveyed to James Edward Duke and wife Ovie Bates Duke by deed from Aubrey Sharpe and wife Esther Mai Duke Sharpe as of record in Book 2024 Page 568 Register's Office for Davidson County, Tennessee.

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 3rd day of Feb, 195 6.

James Edward Duke

Ovie Bates Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cletus Knight, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Edward Duke and wife Ovie Bates Duke
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 Donelson, Tennessee, this the 3rd day of Feb, 195 6

Cletus Knight
Notary Public

My commission expires: 11/8/59

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

DOCUMENTARY 10 CENTS

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record 9 day of FEB A.D. 1956 at 10:00 o'clock A M
Noted in Book 84 Page 263
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Mrs. Hunter Dpt. Reg.

WARRANTY DEED
From
James Edward Duke et ux
To
E.G.Ferrell et ux
86661

PG 544