K 2497

For and in consideration of the sum of TEN DOLLARS CASH AND OTHER VALUABLE CONSIDERATIONS - ($10.00) - - - - - - - - - - - - - - - - DOLLARS Cash in hand paid by Alice M. Kousser, receipt of which is hereby acknowledged, and assume the unpaid balance of a note in the original amount of $3,000.00 dated December 1, 1953 of record in Book 2220, page 527, Register's Office for Davidson County, Tennessee, being fully described in a Deed of Trust executed by William H. Crabtree and wife, Martha K. Crabtree to Louis R. Linx, Trustee

we, Harold A. Denis and wife, Elizabeth F. Denis have bargained and sold, and by these presents do transfer and convey unto the said Alice M. Kousser her 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 the westerly one-half of Lot No. 26 on the Plan of Jos. Warner's Subdivision, as of record in Book 332, page 154, Register's Office for said County.

Said part of Lot No. 26 fronts 55 feet on the northerly margin of Byron Avenue, and runs back 187 feet to a dead line, on which it measures 52½ feet.

Being the same property conveyed to Harold A. Denis and wife, Elizabeth F.Denis, by deed from William H. Crabtree and wife, Martha K. Crabtree, of record in Book 2297, page 81, 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 said Alice M. Kousser her heirs and assigns, forever.

And we do covenant with the said Alice M. Kousser 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, except for 1956 taxes which have been prorated and assumed by the grantee.

And we, Harold A. Denis and wife, Elizabeth F. Denis do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alice M. Kousser her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of March, 19 56

Harold A. Denis

Elizabeth F. Denis

STATE OF TENNESSEE
Davidson County

Marbut G. Gaston

Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named Harold A. Denis and wife, Elizabeth F. Denis

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 22nd day of March, 19 56

Commission expires January 23, 1957

Notary Public

WARRANTY DEED

FROM

HAROLD A. DENIS AND WIFE,

ELIZABETH F. DENIS

TO

ALICE M. KOUSSER

91044

FILE: GASTON REALTY CO.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 26 day of MAR 1956 at 3:52 P.M.
Noted in Book 2297 Page 76
Recording Fee $2.00
JAMES P. WILSON, Register
By

Title Company
a Guaranteed
NASHVILLE, TENN.

G 246