K 2499

For and in consideration of the sum of TEN ***** DOLLARS ($ 10.00), and other good and valuable considerations paid by Dan D. Tidwell and wife, Polly Fay Tidwell, the receipt of all of which is hereby acknowledged,

J. W. TROUTT and wife, CORNELIA TROUTT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAN D. TIDWELL and wife, POLLY FAY TIDWELL, ***

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:

Being Lot No. 35 on the map of Goodlettsville Heights, Section No. 2, as of record in Book 1424, pages 120 and 121, Register's Office for said County.

Said Lot No. 35 fronts 115 feet on the westerly side of Moss Trail Road and runs back between parallel lines 350 feet to a dead line.

Being the same property conveyed to J. W. Troutt, and wife, Cornelia Troutt by deed from W. C. Moncrief and Company, Inc., of record in Book 1609, page 135, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1753, page 35, 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 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 31 day of March, 1956

J. W. Troutt
Cornelia Troutt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert B. Fayle, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. W. Troutt and wife, Cornelia Troutt, 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 Nashville, Tennessee, this the 31st day of March, 1956

Robert B. Fayle
Notary Public

My commission expires: July 26, 1957

WARRANTY DEED
MCB&F
From
J. W. TROUTT ET UX
92089
To
DAN D. TIDWELL ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of APR A.D. 1956 at 11 o'clock A.M.
Noted in Book ... Page ...
Recorded in Book ... Page ...
Recording Fee $2.00
JAMES P. WILSON, Register
By ... Dpt. Reg.

MERCER & CO., REALTORS
Union Street at Second Avenue
Nashville, Tennessee Telephone 53-3171
AUTHORIZED MORTGAGE REPRESENTATIVE FOR THE PRUDENTIAL INSURANCE CO OF AMERICA

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