K 2536

WARRANTY DEED G-5175 — R. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN & NO/100******** ********* DOLLARS ($10.00),

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

JAMES J. ST. CHARLES and wife, RUBY T. ST. CHARLES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto E. R. FINN and wife, NOVELLA GRAY FINN,

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 the southerly 75 feet of lot No. 2 of Block "I", part 2 of Woodbine Courts, not of record, described according to a survey made by Blanchard & Parrish, Engineers, as follows:

Beginning on the westerly margin of Simmons Avenue at a point 10 feet south of the northeast corner of lot 2; thence with the westerly margin of Simmons Avenue southwardly 75 feet to the common corner of lots Nos. 1 and 2; thence with the line between said two lots westwardly 150 feet to the southwest corner of lot No. 2; thence northwardly 75 feet to a point 10 feet south of the northwest corner of lot No. 2; thence eastwardly 150 feet to the westerly margin of Simmons Avenue, the point of beginning.

Being the same property conveyed to James J. St. Charles and wife, Ruby T. St. Charles by deed from Everett E. Hudson and wife, of record in Book 1627, page 223, 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 26 day of April, 1956

James J. St. Charles
Ruby T. St. Charles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ed A. Besley, a Notary Public in and for the State and County aforesaid, personally appeared the within named James J. St. Charles and wife, Ruby T. St. Charles, 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 26 day of April, 1956

Ed A. Besley
Notary Public

My commission expires: April 27, 1959

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