BK 2536

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,

C. W. LEMING and wife, PEARLEAN T. LEMING,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES J. St.CHARLES and wife, RUBY T. St.CHARLES,

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 Lot No. 88 on the Plan of Elysian Park, as of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 88 is described as beginning at an iron pin on the East margin of Trousdale Drive at the common corner of Lots 89 and 88; thence in an easterly direction along the margin of Trousdale Drive 150 feet to an iron pin at the common corner of Lots 88 and 87; thence in a southeasterly direction 142.9 feet to a concrete monument; thence in a southerly direction 73.4 feet to another concrete monument; thence in a southwesterly direction 153.5 feet to an iron pin; thence in a northwesterly direction 194.3 feet to the point of beginning.

Being the same property conveyed to C. W. Leming and wife, Pearlean T. Leming by deed from Joe Davies and William R. Brown, of record in Book 2442, page 603, 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 27 day of April, 1956

C W Leming

Pearlean T. Leming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ed A.Beasley, a Notary Public in and for the State and County aforesaid, personally appeared the within named C. W. Leming and wife, Pearlean T. Leming

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 27 day of April, 1956

Ed A Beasley
Notary Public

My commission expires: April 27, 1959

WARRANTY DEED

From C. W. LEMING ET UX

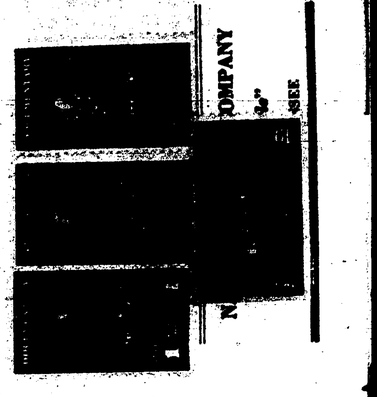
To JAMES J. St.CHARLES

1916

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
407 UNION STREET
NASHVILLE 3, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 30 day of APR A.D. 1956 at 12:57 o'clock P.M.
Noted in Book 26 Page 99
Recorded in Book ___ Page ___
Recording Fee $1.00
JAMES P. WILSON, Register
By ___ D.R.

W 2 1/2



BK 609