K 2537

For and in consideration of the sum of

Ten ($10.00) & 00/100 DOLLARS

cash in hand paid by John L. Eddins and wife, Lizzie Eddins, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Ida Winkler, a widow

have bargained and sold, and by these presents do transfer and convey unto the said John L. Eddins and wife, Lizzie Eddins

their 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 Lot No. 407 in Block 21 in Charlotte Park Company's First Addition, which is of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 407 fronts 50 feet on the north side of Fifth (now Idaho) Avenue, and extends back between parallel lines, 150 feet to an alley on which it measures 50 feet.

Being part of the property conveyed to G.C. Winkler and wife, Ida Winkler, by deed from Warren B. Sloan and wife, Emma D. Sloan, of record in Book 423, page 437, Register's Office for said County, the said G.C. Winkler having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John L. Eddins and wife, Lizzie Eddins

their heirs and assigns, forever.

And I do covenant with the said John L. Eddins and wife, Lizzie Eddins that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Ida Winkler

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John L. Eddins and wife, Lizzie Eddins

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of May, 19 56

Ida Winkler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alice Hicks, a Notary Public in and for said County, the within named Ida Winkler

the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 1st day of May, 19 56

Commission expires 8-9-58

Alice Hicks
Notary Public

(Tape)

L-10238

WARRANTY DEED

FROM Ida Winkler

TO John L. Eddins and wife, Lizzie Eddins

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

2341

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of MAY A.D. 1956 at 12:55 o'clock P.M.
Noted in Book 2341 Page 107
Recording Fee $2.20
JAMES B. WILSON, Register
By

Attorneys Title Company

G 281