K 2538

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN and no/100---------- DOLLARS ($10.00),

Cash in hand and other good and valuable considerations paid to us by the purchasers the receipt of which is hereby acknowledged and in addition, this conveyance is made subject to an indebtedness of record in Book 1773, page 525, Register's Office for Davidson County, Tennessee.

Walter A. Edwards Jr., and wife, Mary J. Edwards

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Malcolm L. Barrett and wife, Rachel S. Barrett

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. 112 on the map of the Subdivision of lots Nos. 3 and 4 and part of lots Nos. 5 and 6 in Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for said County.

Said Lot No. 112 fronts 50 feet on the northerly side of Jay Street and runs back between parallel lines 158.3 feet to an alley.

Being the same property conveyed to Walter A. Edwards Jr., and wife, Mary J. Edwards by deed from Louise D. Alderson an unmarried woman of record in Book 2343, page 213 R. O. D. C. Tennessee.

This conveyance subject to restrictive covenants and easements of record.

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 except as heretofore shown.

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 4th day of May, 1956.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amith Bennett, a Notary Public in and for the State and County aforesaid, personally appeared the within named Walter A. Edwards Jr., and wife Mary J. Edwards

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 4th day of May, 1956.

Amith Bennett
Notary Public

My commission expires: Jan 24, 1959

WARRANTY DEED
From Walter A. Edwards Jr., et ux
To Malcolm L. Barrett, et ux
2918

DOCUMENTARY 50 CENTS

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 9 day of MAY A.D. 1956 at 2:20 o'clock P.M.
and recorded in Book 86 Page 133
Recording Fee $1.00
JAMES P. WILSON, Register
By D. Yates Dpt. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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