K 2540

For and in consideration of the sum of $ 10.00

TEN AND NO/100 DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, R. R. Mincy and wife, Marian Mincy

have bargained and sold, and by these presents do transfer and convey unto the said Ben R. Batts and wife, Betty J. Batts, 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. 109 on the Map of Section One, Kemper Heights, of record in Book 2331, pages 65 and 66, Register's Office for said County.
Said Lot 109 fronts 160 feet on the southerly side of Kemper Drive and runs back between lines, 258.6 feet on the westerly line, and 191.4 feet on the easterly line to a dead line in the rear measuring 106.9 feet thereon.
Being part of the property conveyed to R. R. Mincy and wife, Marian Mincy, by deed from J. P. Coarsey, Trustee, of record in Book 2490, page 149, said Register's Office.

Restrictions in Book 2442, page 459, filed for record July 20, 1955.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben R. Batts and wife, Betty J. Batts, their heirs and assigns, forever.

And we do covenant with the said Ben R. Batts and wife, Betty J. Batts that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except 1956 taxes which have been prorated and are hereby assumed by the purchasers.
And we, R. R. Mincy and wife, Marian Mincy do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ben R. Batts and wife, Betty J. Batts their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of May, 19 56

R. R. Mincy

Marian Mincy

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mela Vandergriff, a Notary Public in and for said County and State, the within named R. R. Mincy and wife, Marian Mincy

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 19 56

My Commission expires My Commission Expires Jan. 25, 1958

Mela Vandergriff
Notary Public

WARRANTY DEED

FROM R. R. Mincy et ux

TO Ben R. Batts et ux

4471

G-109206

PLEASE PUT IN TENN. TITLE CO., NOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of MAY A.D. 1956 at 2:22 o'clock P.M.
Noted in Book 4471 Page 234
Recorded in Book ____ Page ____
Recording fee ____ $2.00
JAMES P. WILSON, Register
By ____ Dpt. Reg.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office

23

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