K 2540

WARRANTY DEED

For and in consideration of the sum of Twenty-one Hundred ($2100.00) DOLLARS

Cash in hand to us paid by R. J. Connor, Jr., the receipt of which is hereby acknowledged

We, James W. Sullivan, Mattie Yeargin Lamb, Mamie Yeargin Howard and Nellie Yeargin Morgan have bargained and sold, and by these presents do transfer and convey unto the said R. J. Connor, Jr. his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 127 on the plan of McFerrin Garden of record in Book 21, page 63, Register's Office for Davidson County, Tennessee. The said Lot No. 127 fronts 50 feet on the southerly side of Berry Street and runs back between parallel lines 165 feet to an alley at the rear on which it measures 50 feet thereon.

Being a part of the same property conveyed to us by deed of William Yeargin and Elizabeth Yeargin Whitley of record in Book 2535 page 48 and by contract of record in Book 1944, page 622, Register's Office for Davidson County, Tennessee. In said instruments said property is variously referred to as No. 212 Berry Street, and

"Lot of land, beginning on the South margin of Berry Avenue 450 feet Westward from Meridian Avenue, and running with Berry Avenue Westwardly 50 feet; Thence at right angles southwardly 165 feet to an alley; Thence eastwardly with said alley 50 feet; Thence northwardly 165 feet to the beginning.

Mamie Y. Howard, one of the Grantors herein, and Mamie Yeargin Howard being one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. J. Connor, Jr. his heirs and assigns, forever.

And we do covenant with the said R. J. Connor, Jr. 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.

And James W. Sullivan, Mattie Yeargin Lamb, Mamie Yeargin Howard and Nellie Yeargin Morgan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said R. J. Connor, Jr. his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16 day of April, 19 56

Mattie Yeargin Lamb
Mattie Y. Lamb
James W. Sullivan
Mamie Y. Howard
Nellie Yeargin Morgan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Clemmie F. Ditto, a Notary Public in and for said County and State, the within named James W. Sullivan and Mattie Yeargin Lamb

the bargainors, 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 office, this 16 day of April, 19 56

Commission expires 1-25-58

Clemmie F. Ditto
Notary Public

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