K 2544

WARRANTY DEED D-E3V1 E. E. POLK, 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, the receipt of which is hereby acknowledged,

Erby S. Black and Winnie B. Nannie

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto M. D. Sweeney and wife Ruth A. Sweeney.

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. 14 of Block "F" on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 14 fronts 66 feet on the westerly side of Erica Place and runs back between lines 148 feet on the north line and 144 feet on the south line to a dead line in the rear, which is a broken line, measuring 98 feet thereon.

Being the same property conveyed to Erby S. Black and Winnie B. Nannie by deed from E. Gaston Collins and wife, Ada S. Collins of record in Book 2141, page 255, said Register's Office.

This conveyance is made subject ao an indebtedness in the original amount of $7800.00, secured by instrument of record in Book 1706, page 83, said Register's Office.

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 14 day of June, 1956.

Erby S. Black
Mrs. Winnie B. Nannie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Marylou Nicholson, a Notary Public in and for the State and County aforesaid, personally appeared the within named Erby S. Black and Winnie B. Nannie 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 14 day of June, 1956.

Marylou Nicholson
Notary Public

My commission expires: My Commission Expires: July 23, 1957

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

WARRANTY DEED
From
Erby S. Black and Winnie B. Nannie
To
M. D. Sweeney and wife, Ruth A. Sweeney

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