K 2545

For and in consideration of ($10.00)

TEN AND NO/100 DOLLARS

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

We, Willie Lee Canter and wife, Mary Frances Canter,

have bargained and sold, and by these presents do transfer and convey unto the said Louis Huggins, Jr. and wife, Eddie Marie Huggins, 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 the northerly 50 feet of Lots Nos. 35 and 36 on the Plan of W. S. Ashworth's Subdivision of Lots Nos. 47, 48, 49 and 50 of the Town on Brownsville, as of record in Book 161, page 153, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Riverside Drive 110 feet northerly from the northerly margin of Greenwood, formerly Greenway, Avenue; running thence northerly along the westerly margin of said Drive 50 feet to the southerly margin of an alley; thence westerly along the southerly margin of said alley 177.7 feet, more or less, to the east line of Lot No. 34 on said Plan; thence southerly along the line of said Lot No. 34, 50 feet; thence easterly 177 feet, more or less, to the beginning.

Being the same property conveyed to Willie Lee Canter and wife, Mary Frances Canter, by deed from Jackson H. Whittaker and wife, dated October 18, 1943, filed for record October 18, 1943, and recorded in Book 1278, page 147, 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 said Louis Huggins, Jr. and wife, Eddie Marie Huggins, their heirs and assigns, forever.

And we do covenant with the said Louis Huggins, Jr. and wife, Eddie Marie Huggins, 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 we, Willie Lee Canter and wife, Mary Frances Canter do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Louis Huggins, Jr. and wife, Eddie Marie Huggins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 27th day of June, 1956.

Willie Lee Canter

Mary Frances Canter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Willie Lee Canter and Mary Frances Canter 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 27th day of June, 1956.

My commission expires April 21, 1959.

Hugh J. Bradley

$ 9000 00

WARRANTY DEED

FROM Willie Lee Canter et ux

TO Louis Huggins, Jr. et ux

90322

RECEIVED for Record the 13th day of JUL 1956 at 8 o'clock A.M. and recorded in Book 1200 Page 411 Register's Office for Davidson County, JAMES F. WILLIAMS, Clerk By [illegible] Dep. Reg.

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