K 2546

WARRANTY DEED

For and in consideration of the sum of Ten (Ten and oo/ths) DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged,

We/ Victor T. Petty and wife, Nancy W. Petty, have bargained and sold, and by these presents do transfer and convey unto the said Leonard E. Black and wife, Rosa N. Black, 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. 24 on the Final Plat of Hawthorne Subdivision, as of record in book 1424, page 22, Register's Office for said County.

Said lot No. 24 fronts 70 feet on the southerly side of Clifton Avenue and runs back 208.5 feet on the easterly line and 218 feet on the westerly line, to a dead line, measuring 70.7 feet thereon.

Being the same property conveyed to Victor T. Petty and wife, Nancy W. Petty, by deed from Hawthorne Development Company of record in Book 1556, page 633, 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 Leonard E. Black and wife, Rosa N. Black, their heirs and assigns, forever.

And we do covenant with the said Leonard E. Black and wife, Rosa N. Black, 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, Victor T. Petty and wife, Nancy W. Petty, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leonard E. Black and wife, Rosa N. Black, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of July, 1956

Victor T. Petty

Nancy W. Petty

STATE OF TENNESSEE
Davidson County

Personally appeared before me Elizabeth F. Denis, a Notary Public in and for said County and State, the within named Victor T. Petty and wife, Nancy W. Petty, 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 office, this 18th day of July, 1956

Commission expires Oct 23, 956

Elizabeth F. Denis
Notary Public

PG 603