K 2547

WARRANTY DEED

For and in consideration of the sum of $ 10.00

TEN AND NO/100 DOLLARS

Cash in hand paid by Martin Lafayette Nix and wife, Mary A. Nix, and other good and valuable considerations, receipt of which are hereby acknowledged,

CARL BATSON, INC., has

bargained and sold, and by these presents do/transfer and convey unto the said

Martin Lafayette Nix and wife, Mary A. Nix

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 59 on the Map of the Hertie Milwee property, of record in Book 2931, page 117, Register's Office for said County.

Said lot fronts 70 feet on the north side of Garwood Drive and runs back 173.3 feet on the westerly line and 167.9 feet on the easterly line, to a dead line, on which it measures 72 feet.

Being part of the property conveyed to Carl Batson, Inc. by deed from George T. Milwee, et al, of record in Book 2499, page 289, 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 Martin Lafayette Nix and wife, Mary A. Nix their heirs and assigns, forever.

And Carl Batson, Inc., does do covenant with the said Martin Lafayette Nix and wife, Mary A. Nix that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered, except taxes for 1956 which are pro rated and assumed by the grantee herein

And Carl Batson, Inc., does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Martin Lafayette Nix and wife, Mary A. Nix, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Carl Batson, Inc., has caused this instrument to be executed by its duly authorized officers this 16th day of July, 1956.

ATTEST: CARL BATSON, INC

Secretary-Treasurer

President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this day of , 19

Commission expires

Notary Public

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