K 2548

**For and in consideration of the sum of** $10.00

Ten - - - - - - - - - - - - - - - - - - - - No/100 - - - - - - - - - - - - - **DOLLARS**

**and other good and valuable considerations in hand paid by the grantees herein, the receipt of which is hereby acknowledged and the assumption of a balance of a note secured by a Vendors lien as of record in Book 2445, page 582, Register's Office for Davidson County, Tennessee.**

We, J. W. Green and wife, Effie B. Green

**have bargained and sold, and by these presents do transfer and convey unto the said** Richard H. Bawcum and wife Willie Pauline Bawcum

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. 47 on the Map of Beasley's Subdivision as of record in Plan Book 2, page 66, of the Chancery Court at Nashville, Said Lot No. 47 fronts 50 feet on the south side of Calvin Avenue and runs back between parallel lines 170 feet to an alley.
Being the same property conveyed to J. W. Green and wife, Effie B. Green, by deed from Bertie Mai Murley, as of record in Book 2445, page 582, 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** Richard H. Bawcum and wife Willie Pauline Bawcum their heirs and assigns, forever.

**And** we do covenant with the said Richard H. Bawcum and wife Willie Pauline Bawcum 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.** except as herein stated and taxes for the year 1956 which have been pro-rated and assumed by the grantees.

**And** we, J. W. Green and wife, Effie B. Green **do further covenant and bind** ourselves, our heirs and representatives, to warrant and forever **defend the title to the said land to the said** Richard H. Bawcum and wife Willie Pauline Bawcum their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of July, 1956

J. W. Green
Effie B. Green

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James P. Wilson, a Notary Public in and for said County and State, the within named J. W. Green and wife, Effie B. Green

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 27th day of July, 1956

My Commission Expires July 22, 1958

James P. Wilson
Notary Public

WARRANTY DEED

FROM J. W. Green and wife, Effie B.

TO Richard H. Bawcum and wife, Willie Pauline Bawcum

11796

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of JUL A.D. 1956 at 11:29 o'clock A.M.
Noted in Book 86 Page 537
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C.
Ent. Reg.

Attorneys Title
Titles Guaranteed
NASHVILLE, TENN.

G 265