K 2549

WARRANTY DEED 5477 R. E. FOLK, JR., FORM NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($ 10.00 ),

cash in hand paid by James C. Pickett and wife, Lois T. Pickett, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

POSEY ROSE SCOTT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES C. PICKETT AND WIFE, LOIS T. PICKETT,

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 part of Lot No. 4 on the plan of Ratterman's Subdivision of Lots Nos. 87, 88, 89 and 90 in D. T. McGavock's First Addition to Nashville, as of record in Book 161, page 42, Register's Office for said County, described as follows:

Beginning on the westerly margin of 5th Avenue North, formerly Summer Street, at a point 238 feet north of the northerly margin of Madison Street, said point also being 47 feet north of the southeast corner of said Lot No. 4; thence with the westerly margin of said Avenue, northwardly 57½ feet to a point; thence westwardly 170 3/4 feet to a point in the easterly margin of an alley; thence with said alley, southwardly 56 3/4 feet to a point; thence parallel with the southerly line of said Lot No. 4, eastwardly 170 3/4 feet to the point of beginning.

Being part of the property conveyed to Posey Rose Scott by two deeds; one from W. K. Scott, of record in Book 2539, page 127, and the other from C. H. Simms, et al, of record in Book 1344, page 327, 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 6th day of ~~July~~ August, 1956.

Posey Rose Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lydia K. Burgess, a Notary Public in and for the State and County aforesaid, personally appeared the within named Posey Rose Scott,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 6th day of ~~July~~ August, 1956.

My commission expires: 4-23-1958 My Commission Expires April 23, 1958

Lydia K. Burgess
Notary Public

REAL ESTATE BOLLING & HINRICHS REALTORS INSURANCE
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DOCUMENTARY UNITED STATES INTERNAL REVENUE 2.20 TWO DOLLARS AND TWENTY CENTS

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REGISTER'S OFFICE

By JAMES S. [illegible] D.C.

WARRANTY DEED
From
POSEY ROSE SCOTT
To
JAMES C. PICKETT, ET UX

K 306