K 2591

WARRANTY DEED — Form 504 — Published by Tennessee Title Company

For and in consideration of the sum of $10.00
- - - - - TEN AND NO/100 - DOLLARS

Cash in hand paid by Carl W. Davis and wife, Eva E. Davis, and other good and valuable considerations, receipt of which are hereby acknowledged and the assumption of a first mortgage executed by Henry Franklin Clay and wife, Ann B. Clay, dated December 21, 1955, in the principal balance of $12,400.28, secured by Deed of Trust of record in Book 2475, page 199, Register's Office for Davidson County, Tennessee; we,

MARTHA NELSON NELMS and husband, James T. NELMS,

have bargained and sold, and by these presents do transfer and convey unto the said Carl W. Davis and wife, Eva E. Davis,

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. 77 on the Plan of Elysian Park, as of record in Book 2331, page 32, Register's Office for said County and described as follows:

BEGINNING at a point in the northerly margin of Lynn Drive at the corner of Lots 77 and a reserved lot; thence along the line between these lots, northwardly 140 feet thence north 3 deg. 20' east 141.7 feet to a monument at the rear corner of Lot 77; thence east along the rear line of said lot, 17.6 feet to the corner of lots 77 and 78; thence southwardly along the line between these lots, 253.3 feet to the corner margin of Lynn Drive; thence westwardly 21th said Drive, 90 feet to the point of beginning.

Being the same property conveyed to Martha Nelson Nelms by deed from Henry Franklin Clay and wife, Ann B. Clay, of record in Book 2590, page 303, Register's Office for Davidson County, Tennessee.

This conveyance subject to restrictions of record in Book 2453, page 360, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carl W. Davis and wife, Eva E. Davis their heirs and assigns, forever.

And we do covenant with the said Carl W Davis and wife, Eva E Davis 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 hereinabove set out and taxes for 1956 which are assumed by the grantee herein.

And we, Martha Nelson Nelms and husband, James T. Nelms do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Carl W Davis and wife, Eva E. Davis their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17 day of August, 1956.

Martha Nelson Nelms

James T. Nelms

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. W. Couch, a Notary Public in and for said County and State, the within named Martha Nelson Nelms and husband, James T. Nelms

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 Nashville, Tennessee, this 17th day of August, 1956.

Commission expires July 27, 1959

J. W. Couch
Notary Public

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