K 2591

Book 3491 Page 214

For and in consideration of the sum of $ 12,500.00
TWELVE THOUSAND FIVE HUNDRED AND NO/100 - - - - - - - - - - - DOLLARS
cash in hand paid by Thomas Jefferson Rigsby and wife, Helen Christine Rigsby, the receipt of which is hereby acknowledged.

we, Homer McEwen and wife, Ella M. McEwen
have bargained and sold, and by these presents do transfer and convey unto the said
Thomas Jefferson Rigsby and wife, Helen Christine Rigsby
the ir 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 Lots Nos. 143 and 144 on the Map of McEwen Place, of record in Book 332, page 133, Register's Office for said County.

Said Lots Nos. 143 and 144 adjoin and front together 60 feet on the westerly side of Avondale Drive, formerly Ivins Street, and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Homer McEwen and wife, Ella M. McEwen, by deed from Fred S. Powell, Trustee, of record in Book 1404, page 37, said Register's Office.

S & C Taxes for 1956 have been prorated and have been assumed by the purchasers, and subject to restrictive covenants in the deed from First Savings Bank & Trust Co., of record in Book 489, page 305.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas Jefferson Rigsby and wife, Helen Christine Rigsby, their heirs and assigns, forever.

And we do covenant with the said Thomas Jefferson Rigsby and wife, Helen Christine Rigsby 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, Homer McEwen and wife, Ella M. McEwen
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas Jefferson Rigsby and wife, Helen Christine Rigsby their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd day of August 1956

Homer McEwen

Ella M. McEwen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. M. Newson, a Notary Public in and for said County and State, the within named Homer McEwen and wife, Ella M. McEwen

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 22nd day of August 1956

Commission expires 7-22-59

J. M. Newson
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of Aug A.D. 1956 at 8:2 o'clock A M.
Noted in Book 86 Page 153
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By P. Lewis Dep. Reg.

Published by

WARRANTY DEED

FROM

Homer McEwen and wife,

Ella M. McEwen

TO 14398

Thomas Jefferson Rigsby and wife, Helen Christine Rigsby

G 448