K 2593

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

For and in consideration of the sum of $10.00 DOLLARS ($10.00), Ten dollars cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

Robert J. Drake and wife, Helen Y. Drake

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

John B. Downey and wife Miriam E. Downey

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:

Being Lot No. 6 on the Plan of Clearview Subdivision, as of record in Book 843, page 8, Register's Office for said County.

Said Lot No. 6 fronts 80 feet on the westerly side of Wilson Avenue and extends back 109.5 feet on the northerly line and 99 feet on the southerly line to a dead line, measuring 81 feet thereon.

Being the same property conveyed to Robert J. Drake and wife, Helen Y. Drake, by deed from Alyne H. Kelly, a widow, of record in Book 2091, page 272, 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 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 title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Where used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of the Grantor this the 7th day of September, 1956.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the State and County aforesaid, personally appeared the within named

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

Witness my hand and official seal at , Tennessee this the day of , 195 .

My commission expires: 4/12/58

Notary Public

WARRANTY DEED

From

To

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record SEP 7 1956 at 12:25 o'clock P.M.
Noted in book Page
Recorded in Book Page
Recording Fee $
Dpt. Reg.
JAMES P. WILSON, Register
By

PG 459