BK 2636

Book 2636 Page 50

For and in consideration of the sum of $ 10.00

TEN AND.....00/100 DOLLARS

the receipt of which is hereby acknowledged, We, Mary E. Douglas, a widow, the sister and the sole heir at law of Tabithia L. Bryant, and Ira T. Bryant, unmarried, the husband of Tabathia L. Bryant

have bargained and sold, and by these presents do transfer and convey unto the said Guy M. McFarland

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 the easterly part of Lot No. 45 on the Map of a Subdivision of Lot No. 24 of Wilson Springs Plan of record in Minute Book "C", page 230, of the Chancery Court at Nashville and described according to a copy of a survey thereof made by John M. Sullivan, County Surveyor, July 5, 1951, as follows: BEGINNING at a point in the east margin of 7th Avenue South as widened and located in connection with the Lafayette Street widening, said point being 273 feet south of the south margin of Shirley Street; thence North 75o 12' East 61 feet to a point in the west line of what is called a private alley in deeds; thence South 21o 09' East 48 feet to a point in an old wall; thence with said old wall, North 76o 44' West 58 feet to the east margin of 7th Avenue South; thence with the margin of the same, North 25o West 47 feet to the point of beginning.
Being property conveyed to Tabitha L. Bryant by deed from Sam Garfinkle and wife, of record in Book 1169, page 69, Register's Office for said County, the said Tabitha L. Bryant having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Guy M. McFarland

his heirs and assigns, forever.

And we do covenant with the said Guy M. McFarland

that lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And we, Mary E. Douglas and Ira T. Bryant

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Guy M. McFarland

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of January, 1957.

Mary E. Douglas

Ira T. Bryant

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. F. McClellan, a Notary Public in and for said County and State, the within named Mary E. Douglas, a widow, and Ira T. Bryant, unmarried

the bargainors, 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 15th day of January, 1957.

Commission expires [illegible]

J. F. McClellan
Notary Public

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of January A.D. 1957 at 1:30 o'clock P.M.
and recorded in Book 2636 Page 473
Recording Fee $2.50

JAMES P. WILSON, Register
By [illegible] D.R.

REGISTER'S OFFICE

Guy M. McFarland
TO
29094

WARRANTY DEED
FROM
Mary E. Douglas, a widow,
and Ira T. Bryant, unmarried

15

PG 50