BK 2648

For and in consideration of the sum of $400.00
FOUR HUNDRED AND NO/100----------DOLLARS

Cash in hand paid by the grantee herein, receipt of which is hereby acknowledged,

we, O. C. GRIFFIN and wife, BEULAH C. GRIFFIN

have bargained and sold, and by these presents do transfer and convey unto the said
CARRIE JOHNSON MORGAN

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the south 70 feet of Lot No. 92 on the Map of East Edgefield Plan of Lots, of record in Book 21, page 147, Register's Office for said County.
Said part of said lot fronts 50 feet on the north side of Lillian Avenue and runs back between parallel lines 70 feet to a dead line.
Being part of the property conveyed to O. C. Griffin by deed from Indiana Lumber Company, of record in Book 423, page 211; said Register's Office.

The Board of Zoning Appeals held on May 13, 1957 under Case #57-33 approved the issuance of a building permit and certificate of occupancy for the construction on the property hereinabove described of a one family dwelling 36 feet in width and 24 feet in depth that would be situated on the lot that would comply with all the open space requirements of the residence "B" district and that would come within five feet of the west side property line, within 9 feet of the east side property line, within 33.4 feet of the proposed rear lot line and within 12.6 feet of Lillian Street.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CARRIE JOHNSON MORGAN her heirs and assigns, forever.

And we do covenant with the said CARRIE JOHNSON MORGAN 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 by all 1957 taxes which the grantee herein assumes and agrees to pay.

And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee herein her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of May, 19 57

O. C. Griffin

Beulah C. Griffin

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named O. C. GRIFFIN AND WIFE, BEULAH C. GRIFFIN

the bargainor, 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 24th day of May, 1957

L. D. Richards
Notary Public

My Commission Expires April 23, 1958

Warranty Deed

From O. C. GRIFFIN ET UX

To CARRIE JOHNSON MORGAN

40218

L5760-pb

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 24 day
of MAY A.D. 1957
at 10 o'clock A.M.
and in Book 2648 Page 102
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Dunlap D.R.

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NASHVILLE, TENNESSEE

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BK 104