K 2651

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

Cash in hand paid by Etta Owen Shoemake, and for other good and valuable considerations, the receipt of which is acknowledged,

I, Fred D. Shoemake, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said ETTA OWEN SHOEMAKE, for her sole and separate estate

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

Lot No. 16 on the Plan of Irvington, as of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 60 feet on the northerly side of West Cahal Avenue and runs back between lines 169.66 feet on the westerly line and 169.9 feet on the easterly line, to a deadline, measuring 60 feet thereon.

Being the same property conveyed to Fred D. Shoemake by deed from Virginia Kincaid Duke, recorded in Book 2278, page 333, Register's Office for said county.

This conveyance is made subject to a Deed of Trust to Louis R. Linx, Trustee, dated October 17, 1952, to secure a note in the amount of $12,500.00, recorded in Book 2126, page 55, Register's Office for said county; and a Deed of Trust to Louis R. Linx, Trustee, dated May 23, 1957, to secure a note in the amount of $780.00, recorded in Book 2621, page 498, 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 Etta Owen Shoemake - her heirs and assigns, forever.

And I do covenant with the said Etta Owen Shoemake that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as recited above

And I, Fred D. Shoemake do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Etta Owen Shoemake her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26th day of June, 19 57

Fred D. Shoemake

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 Fred D. Shoemake, unmarried

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 Nashville, Tennessee, this day of June, 19 57

Commission Expires April 23, 1958

L. D. Richards
Notary Public

Warranty Deed

FROM FRED D. SHOEMAKE, unmarried

43625

TO ETTA OWEN SHOEMAKE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 27 day of JUN A.D. 19 57 at 2:11 o'clock P.M.
Noted in Book 2651 Page 579
Recording Fee $1.00
JAMES P. WILSON, Register
By Dep. Reg.

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