K 2698

For and in consideration of the sum of ---------- Ten ($10.00) & 00/100 ---------- DOLLARS

cash in hand paid by Ramon E. Cato and wife, Nell B. Cato, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Earl R. Guthrie and wife, Lena Guthrie

have bargained and sold, and by these presents do transfer and convey unto the said Ramon E. Cato and wife, Nell B. Cato

their 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 Lot No. 23 on the Map of Dugger Heights, Section III, as of record in Book 1835, page 54, Register's Office for said County.

Said Lot No. 23 fronts 65 feet on the southwesterly side of Highview Drive and runs back between lines, 144 feet on the northwesterly line and 208 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 205.5 feet thereon.

Being the same property conveyed to Earl R. Guthrie and wife, Lena Guthrie, by deed from James E. Cooper and wife, Bonnelle D. Cooper, of record in Book 2143, page 177, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ramon E. Cato and wife, Nell B. Cato their heirs and assigns, forever.

And we do covenant with the said Ramon E. Cato and wife, Nell B. Cato 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, Earl R. Guthrie and wife, Lena Guthrie do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ramon E. Cato and wife, Nell B. Cato their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of September, 19 57

Earl R Guthrie

Lena Guthrie

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mack Estes, a Notary Public in and for said County and State, the within named Earl R. Guthrie and wife, Lena Guthrie 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 office, this 26th day of September, 19 57

My Commission Expires Oct. 20, 1959

Mack Estes
Notary Public

WARRANTY DEED

FROM Earl R. Guthrie and wife, Lena Guthrie

TO Ramon E. Cato and wife, Nell B. Cato

53440

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of SEP A.D. 1957 at 12 o'clock M.
Noted in Book 71 Page 710
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

Attorneys Title Company

HERMITAGE REALTY CO
ALL FORMS OF INSURANCE

PG 377