K 2737

WARRANTY DEED G-119868 — REAU E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of which is hereby acknowledged,

EUNICE F. CALDWELL BRENT, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. C. STINSON and wife, VIRGINIA S. STINSON,

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:

A tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the Division of the real estate of William Gower, deceased, as of record in Minute Book "H", page 487, County Court for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, May 30, 1946, as follows:

BEGINNING in the center of the Old Charlotte Road in the westerly line of the Joe Lackey Property; thence with Lackey's westerly line, north 2° east 420 feet to a stake 2.6 feet west of fence; thence south 82° west 415 feet; thence south 3° west 395 feet to the center of said Road; thence with the center of said Road, south 83° 30' east 117 feet; thence south 89° east 100 feet; thence north 77° east 206 feet to the beginning, containing 4 acres, more or less.

Being the same property conveyed to George E. Brent and wife, Eunice F. Caldwell Brent, by deed from Hattie L. Vaughn of record in Book 1403, page 397, Register's Office for said County, the said George E. Brent 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 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 the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 1st day of February, 1958

Eunice F. Caldwell Brent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leola B. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Eunice F. Caldwell Brent,

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

Witness my hand and official seal at Nashville, Tennessee, this, the 1st day of February, 1958

My commission expires: 2-1-58

Leola B. Russell
Notary Public

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7 day of FEB A.D. 1958 at 1:22 o'clock P.M.
Noted in Book 2737 Page 606
Recording Fee $2.50
JAMES P. WILSON, Register
By Deputy Register

WARRANTY DEED
MCB&F
From EUNICE F. CALDWELL BRENT
To W. C. STINSON and wife, VIRGINIA S. STINSON
MEDLIN REALTY COMPANY

$100.00

G 414