K 2743

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

cash in hand paid by Vauda M. Garner, and for other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nellie Vernona Leverton, a widow, have bargained and sold, and by these presents do transfer and convey unto the said VAUDA M. GARNER, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southwesterly part of Lot No. 449 on the Map of Richland Realty Company's Division C, of record in Book 421, page 31, Register's Office for said County, and described according to a survey made by John M. Sullivan, Civil Engineer, September 12, 1957, as follows:
BEGINNING at the southwest corner of said lot, at the intersection of two alleys; thence along the margin of an alley, North 68° 39' East 60 feet to a corner of the property as conveyed by deed of record in Book 739, page 121, said Register's Office, said point being 9.8 feet west of the common corner of Lots Nos. 449 and 450; thence North 6° 30' West 100 feet to a point; thence North 88° 16' West 69 feet to a point in the easterly margin of an alley, which point is 17.8 feet south of the southeast corner of Lot No. 445; thence along the margin of an alley South 11° 14' East 125.7 feet to the point of beginning.
Being part of the property conveyed to Foster Leverton and wife, Nellie Vernona Leverton, by deed from Louis H. Smith and wife, of record in Book 714, page 5, Register's Office for said County, the said Foster Leverton 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 Vauda M. Garner, her heirs and assigns, forever.

And I do covenant with the said Vauda M. Garner 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.

And I, Nellie Vernona Leverton, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Vauda M. Garner, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 31st day of March, 19 58

Nellie Vernona Leverton

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 Nellie Vernona Leverton, a widow, the bargainer, 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 1st day of April, 19 58.

Commission expires April 23, 1958

L. D. Richards
Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed
LE-G-120797

From: Mrs. NELLIE VERNONA LEVERTON

To: VAUDA M. GARNER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day of APR A.D. 1958 at 1:00 o'clock P M
Noted in Book 40 Page 47
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. C. Smith Dep. Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia
1021 MARSHALL & BRUCE-NASHVILLE

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