K 2744

Book 2744 Page 517

WARRANTY DEED

For and in consideration of the sum of ----------

-------- SEVENTY FIVE HUNDRED (7500) ----------DOLLARS

Paid to me by Preston Thompson, in cash, the receipt of which is hereby acknowledged, and the further consideration that the said Preston Thompson assumes payment of the taxes for the year 1958 on the property herein conveyed, I, Mrs. Nettie Garrett, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Preston Thompson,

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

being the Westerly one-half, or the Westerly 46 feet and 1 inch of a lot conveyed to James N. Chamberlin by deed of Augustus Roth and wife, Sallie P. Roth, recorded in Book 256, page 450, Register's Office for Davidson County, Tennessee. Said part of said lot being described as follows:

Beginning at a point in the Southerly margin of Jefferson Street 248 feet 2 inches Eastwardly from the Southeast corner of Jefferson Street and 10th. Avenue North; thence South with the East line of Haslam's Addition - 133 feet and 5 inches to a 12 foot alley; thence Eastwardly with the North margin of said alley 46 feet, more or less, to the Southwest corner of a lot conveyed to John Brady and Margaret McGovern; thence Northwardly and parallel with Haslam's East line to Jefferson Street; thence with the South margin of Jefferson Street, Westwardly 46 feet and 1 inch, more or less, to the beginning.

Being the same property conveyed to Nettie Allen (now Mrs. Nettie Garrett) a widow, by deed from Mollie E. Greene and husband, Hence J. Greene of record in Book 222, 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 Preston Thompson,

his heirs and assigns, forever.

And I do covenant with the said Preston Thompson

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., excepting the 1958 taxes which are assumed by the Grantee as hereinbefore set out.

And I, Mrs. Nettie Garrett,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Preston Thompson, his

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 11th. day of April, 1958.

Mrs Nettie Garrett.

[redacted]

STATE OF TENNESSEE, Davidson County } ss.

Personally appeared before me, William R. Mason, a Notary Public in and for said County and State, the within named Mrs. Nettie Garrett, a widow,

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 office, this 11th day of April, 1958.

William R. Mason
Notary Public

My Commission expires October 30, 1961.

SH 10-47 F. S. P. CO. 530

PG 517