K 2746

For and in consideration of the sum of $ Five Hundred ($500.00) and no/100 - - - - - DOLLARS - - - -

cash in hand paid by J. W. Shearon and wife, Polly Shearon, the receipt of which is hereby acknowledged, we, Marion W. H/ Toungette and wife, Mattie Irene Toungette, have bargained and sold, and by these presents do transfer and convey unto the said J. W. Shearon and wife, Polly Shearon, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

In the 5th, formerly the 12th, Ward of the City of Nashville, Davidson County, Tennessee, being lot No. 412 of Block No. 82, Plan No. 1, West Nashville,, as of record in book 57, pages 74 and 75, Register's Office for said County.
Said lot No. 412 fronts 25 feet on the southerly side of Indiana Avenue and runs back between parallel lines, with the westerly margin of an alley, 150 feet to an alley in the rear.
Being the same real property conveyed to Marion W. H. Toungette and wife, Mattie Irene Toungette, by deed from Lena Lee Gill, dated December 13, 1946, filed December 21, 1946, and recorded in book 1429, page 166, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. W. Shearon and wife, Polly Shearon, their heirs and assigns, forever.

And we do covenant with the said J. W. Shearon and wife, Polly Shearon 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., except for taxes for the year 1958 which are assumed by the grantees.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. W. Shearon and wife, Polly Shearon, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18 day of April, 1958.

DOCUMENTARY ... 55 CENTS 55

Marion W. H. Toungette
Mattie Irene Toungette

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise V. Stephens, a Notary Public in and for said County and State, the within named Marion W. H. Toungette and wife, Mattie Irene Toungette the bargainors, 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 Nashville, Tennessee, this 18th day of April 1958.

Louise V. Stephens
Notary Public

Commission expires Oct. 24, 1959

WARRANTY DEED FROM MARION W. H. TOUNGETTE, ET UX, 78380 TO J. W. SHEARON, ET UX, — Published by TENNESSEE TITLE COMPANY, NASHVILLE, TENNESSEE

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