K 2746

For and in consideration of the sum of Ten and no/100 ($10.00)

DOLLARS

and other good and valuable considerations paid to me by Dee Thomas Collier and wife Hettie Collier, and Charles Franklin Smith, the receipt of which is hereby acknowledged, I Eleanor Abbott, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Dee Thomas Collier and wife Hettie Collier and Charles Franklin Smith 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 part of ~~Block~~ Lot No. 53 in O.B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 21, page 87, Register's office for said County.

Beginning on the westerly margin of Villa Place, formerly Villa Street 110 feet southerly from the line between Lots Nos. 48 and 53; thence with the westerly margin of said Villa Place, southerly 55 feet; thence westerly parallel with the north line of said lot, 150 feet more or less, to the easterly margin of a proposed alley; thence with the easterly margin of said proposed alley, northerly 55 feet; thence easterly 150 feet more or less, to the beginning.

Being the same property conveyed to Eleanor Abbott, by deed from J. E. Cotton and wife, Alice Cotton, of record in Book 684, page 87, 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 DeeThomas Collier and wife Hettie Collier, and Charles Franklin Smith, their heirs and assigns, forever.

And I do covenant with the said Dee Thomas Collier and wife Hettie Collier, and Charles Franklin Smith 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. except by taxes for 1958 which are pro-rated as of the date of this deed.

And I, Eleanor Abbott do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Dee Thomas Collier and wife Hettie Collier and Charles Franklin Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23rd day of April, 1958

X Eleanor Abbott

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Maude D Chumbley, a Notary Public in and for said County and State, the within named Eleanor Abbott, 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 23rd day of April, 1958

Commission expires July 22, 1958

Maude D Chumbley
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of APR A.D. 1958 at 12:55 o'clock P M
Noted in Book ___ Page ___
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Dep. Reg.

I-11,952 ($8,500)

WARRANTY DEED

FROM

ELEANOR ABBOTT

TO

CHARLES FRANKLIN SMITH, THOMAS COLLIER ET UX, HETTIE L. COLLIER

AND

Title Co... TENN.

PG 454