K 2748

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 19,500.00
----------NINETEEN THOUSAND FIVE HUNDRED AND NO/100 -------- DOLLARS
cash in hand paid by the grantee herein, the receipt of which is hereby acknowledged, we, E. Dorris Charlton, Jr., Tom Smith Charlton, Almeda Charlton Hood, Mary Frances Charlton Turney, and E. Dorris Charlton, Sr.,

have bargained and sold, and by these presents do transfer and convey unto the said RUTH BYRNE ROWLAND, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 11 and the South 35 feet of Lot No. 12 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County.
Said Lot and said part of said Lot adjoin and front together 135 feet on the west side of 20th Avenue South and run back between parallel lines 143 feet along the north margin of Bernard Avenue to an alley in the rear.

The north 40 feet of Lot No. 11 and the south 35 feet of Lot No. 12 herein described is the same property that was conveyed to Frances Smith Charlton, the wife of E. Dorris Charlton, Sr., by deed from W. W. Baird and wife, of record in Book 612, page 88, Register's Office for said County. Said Frances Smith Charlton died intestate in Nashville, Davidson County, Tennessee, being survived by her husband E. Dorris Charlton, Sr., who joins in this deed and four children: E. Dorris Charlton, Jr., Tom Smith Charlton, Almeda Charlton Hood, and Mary Frances Charlton Turney, all of whom are more than twenty-one years of age and who were the only children ever born to Mrs. Frances Smith Charlton, deceased, as aforesaid.
The South 60 feet of Lot No. 11 herein described is the same property conveyed to E. Dorris Charlton and wife, Frances Smith Charlton, by deed from W. W. Baird and wife, of record in Book 612, page 764, said Register's Office.

Taxes and insurance on said property is to be pro-rated as of this date and possession is to be given May 15, 1958.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruth Byrne Rowland, her heirs and assigns, forever.

And we do covenant with the said Grantee herein 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 by 1958 taxes which the grantee herein assumes and agrees to pay.
And we, the grantors herein as aforesaid do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee herein, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of March, 19 58

Almeda Charlton Hood
Almeda Charlton Hood

Mary Frances Charlton Turney
Mary Frances Charlton Turney

E. Dorris Charlton Jr.
E. Dorris Charlton, Jr.

Tom Smith Charlton
Tom Smith Charlton

E. Dorris Charlton Sr.
E. Dorris Charlton, Sr.

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, ... Notary Public in and for said County and State, the within named ..... the bargainors, with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained. Witness my hand and official seal at ....., Tennessee, this ..... day of ....., 19....

Commission expires ..... Notary Public

TENNESSEE TITLE COMPANY

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