K 2749

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) **DOLLARS**

cash in hand paid to me by James Douglas Doty and wife, Nancy Elizabeth Doty, and for other good and valuable consideration and for love and affection.

I, Wayne W. Doty **have bargained and sold, and by these presents do transfer and convey unto the said** James Douglas Doty and wife, Nancy Elizabeth Doty **their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being part of Block "B" on the plan of the Charlotte Park Company's First Addition to Nashville, as of record in Plan Book No. 57, page 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southeast corner of First Avenue, now Park Avenue, and Sixth Street, now 47th Avenue North; thence with the Southerly margin of Park Avenue, Eastwardly 53 feet; thence Southerly and parallel with 47th Avenue North, 150 feet to the Northerly margin of an alley; thence with the Northerly margin of said alley, Westwardly 53 feet to the Easterly margin of 47th Avenue North; thence with the Easterly margin of said Avenue Northerly 150 feet to the beginning.

Being the same property conveyed by Henry W. Doty and Wife, Mary Preston Doty to W. W. Doty and wife, Lyda Doty, recorded in Book 1225, page 136 of the Register's Office of 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 James Douglas Doty and wife, Nancy Elizabeth Doty **their heirs and assigns, forever.**

And I **do covenant with the said** James Douglas Doty and wife, Nancy Elizabeth Doty **that** I **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And I, Wayne W. Doty **do further covenant and bind** myself and my **heirs and representatives, to warrant and forever defend the title to the said land to the said** James Douglas Doty and wife, Nancy Elizabeth Doty **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 20 **day of** May, **19** 58

Wayne W. Doty

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