K 2753

WARRANTY DEED 9676 R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid by Jewell C. Bennett, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Woodrow G. Burns and wife, May R. Burns,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jewell C. Bennett

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Grand View Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 197 fronts 50 feet on the westerly side of Cruzen Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Woodrow G. Burns and wife, May R. Burns, by deed from Third National Bank, as Executor and Trustee under the will of C. F. Barnett, deceased, of record in Book 1217, page 508, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 6th day of June, 1958

Woodrow G. Burns

May R. Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named Woodrow G. Burns and wife, May R. Burns, the bargainor(s), with whom I am personally acquainted, and who acknowledged that thay executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 6th day of June, 1958

Wayne Hammontree
Notary Public

My commission expires: 8/1C

WARRANTY DEED
From Woodrow G. Burns, et ux
To Jewell C. Bennett
85569

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of JUN A.D. 1958 at 11 o'clock A M.
Noted in Book 20 Page 419
Recorded in Book Page 200
Recording Fee $2.00
JAMES P. WILSON, Register
By Dpt. Reg.

RETURN TO THIRD NATIONAL CO.

"A Guaranteed Title"
NASHVILLE, TENNESSEE

G 147