K 2753

For and in consideration of the sum of ($10.00)

----------TEN AND NO/100---------- DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Ottie B. Kitrell and wife, Ruby L. Kitrell,

have bargained and sold, and by these presents do transfer and convey unto the said William Collie Birdwell and wife, Etna Lee Birdwell, 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 lots Nos. 31 and 32 on the plan of part of West Grove Subdivision, as of record in book 421, page 87, Register's Office for said County.

Said lots Nos. 31 and 32 front together 100 feet on the easterly side of 40th Avenue North and run back between parallel lines 160 feet to an alley.

Being the same real property conveyed to Ottie B. Kitrell and wife, Ruby L. Kitrell, by deed from The Prudential Insurance Company of America, dated December 31, 1936, filed February 17, 1937, and recorded in book 1027, page 42, 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 William Collie Birdwell and wife, Etna Lee Birdwell, their heirs and assigns, forever.

And we do covenant with the said William Collie Birdwell and wife, Etna Lee Birdwell 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.

And we, Ottie B. Kitrell and wife, Ruby L. Kitrell, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Collie Birdwell and wife, Etna Lee Birdwell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 18th day of June, 19 58.

Ottie B Kitrell

Ruby L Kitrell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Ottie B. Kitrell and Ruby L. Kitrell 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 office, this 18th day of June, 19 58.

Hugh J. Bradley
Notary Public

Commission expires April 21, 1959.

WARRANTY DEED

FROM Ottie B. Kitrell et ux

TO William Collie Birdwell et ux

File: Union Trust Co.'s box.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of JUN A.D. 1958 at 1:47 o'clock P.M.
Noted in Book 20 Page 493
Recorded in Book Page
Recording Fee $.70
JAMES P. WILSON, Register
By Deputy

G 223