K 2795

For and in consideration of the sum of $ SEVEN THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS ($7,500.00) in hand to us paid by Iva M. Richardson and wife, Tressie Richardson, the receipt of which is hereby acknowledged, we, Clarence E. Mitchell and wife, Doris A. Mitchell,

have bargained and sold, and by these presents do transfer and convey unto the said Iva M. Richardson and wife, Tressie Richardson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly 60 feet of the southerly 150 feet of Lot No. 16 on the Map of the C. C. Vernon Farm, as of record in Book 161, page 164, Register's Office for said County.

Said part of Lot No. 16 fronts 60 feet on the northerly side of Lenox Street and runs back between parallel lines, parallel with and 120 feet west of the westerly margin of Orlando Avenue, 150 feet to an alley.

Being the same property conveyed to Clarence E. Mitchell and wife Doris A. Mitchell by deed from Charles J. Kelley and wife, June Franklin Kelley, of record in Book 2295, page 15, 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 Iva M. Richardson and wife, Tressie Richardson, their heirs and assigns, forever.

And we do covenant with the said Iva M. Richardson and Tressie Richardson 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 taxes for year 1958, assumed by them.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Iva M. Richardson and Tressie Richardson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of July, 1958.

Clarence E. Mitchell

Doris A. Mitchell

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Louise V. Stephens, a Notary Public in and for said County and State, the within named Clarence E. Mitchell and wife, Doris A. Mitchell, the bargainors, 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 Nashville Tennessee, this 7th day of July, 1958.

Louise V. Stephens
Notary Public

My Commission expires Oct. 24, 1959.

87839

Warranty Deed

From CLARENCE E. MITCHELL, ET UX

To IVA M. RICHARDSON, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of July A.D. 1958 at 11:58 o'clock A.M.
Noted in Book 2 Page 293
Recorded in Book Page
Recording Fee $2.00
JAMES R. WILSON, Register
By Dpt. Reg.

HOFSTETTER, RICE, HOFSTETTER, ATTYS

G 569