BK 2806

WARRANTY DEED

For and in consideration of the sum of One ($1.00) - *DOLLARS* and the love and cash in hand paid by my husband, JOHN W. YOKLEY, and the love and affection which I bear him, the receipt of all of which consideration is hereby acknowledge, I, KATHRYN NICKS YOKLEY,

his *have bargained and sold, and by these presents do transfer and convey unto the said* JOHN W. YOKLEY *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* A lot of land in South Nashville, Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 4th Avenue, South, formerly Cherry Street, at Thompson's southwest corner; thence easterly with her south line 140 feet, more or less, to the westerly margin of Guard Alley; thence with said alley southerly 31 feet, more or less, to Miss Sophie Brody's northeast corner; thence with her north line westerly 43.2 feet, more or less, to her corner; thence southerly with the storehouse wall 3 feet to a 2 foot alley between the lots herein described and the Brody lot; thence with said alley westerly 97.8 feet more or less to the easterly margin of said avenue; thence with said avenue, northerly 33.3 feet, more less to the beginning.

Being the same property conveyed to John W. Yokley and wife, Kathryn Nicks Yokley by deed from Warren B. Sloan and wife, Emma D. Sloan, of record in Book 1261, page 24, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Yokley, his *heirs and assigns, forever.*

And I *do covenant with the said* John W. Yokley *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* Said property is now owned by my husband and me as tenants by the entireties and it is my intention in this instrument to vest the fee simple title in him alone, as provided in Tennessee Code Section 64-110.

And I, Kathryn Nicks Yokley *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John W. Yokley, his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 22nd *day of* ~~August~~ Sept, 19 58, the ~~[illegible]~~ ~~said day and date~~.

Kathryn Nicks Yokley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Kathryn Nicks Yokley

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*

this 22nd *day of* ~~August~~ Sept, 19 58

N. B. Tuck, Jr. *Notary Public*

Commission expires July 27, 1959

PUBLIC

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