K 2855

WARRANTY DEED G-149925 REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 *** DOLLARS ($10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

IRA HOWARD CHAPMAN and wife, EDNA CHAPMAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERNEST W. PYLES and wife, MARGARET PYLES, ***

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:

Being the easterly one half of Lot No. 24 on the W. H. Hyronemus Addition to Nashville, Tennessee, of record in Book 161, page 174, Register's Office for said County.

Said part of Lot No. 24 fronts 50 feet on the northerly side of Granada Avenue, formerly Bailey Avenue, and runs back between parallel lines 168 feet to an alley in the rear measuring 50 feet thereon.

Being the same real property conveyed to Ira Howard Chapman and wife, Edna Chapman, by deed from Ernest Roper and wife, dated May 2, 1944, and recorded in Book 1284, page 426, 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 17 day of November, 1958

Ira Howard Chapman

Edna Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ira Howard Chapman and wife, Edna Chapman, the bargainor(s), 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, the 18th day of November, 1958

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1962

REAU E. FOLK, JR. NOTARY PUBLIC DAVIDSON CO. TENN. JUL. 23, 1962

#44-52. $12.50

WARRANTY DEED
MCB&F

From
IRA HOWARD CHAPMAN ~~AND WIFE~~ UX

To
ERNEST W. PYLES ET UX

6693

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of Nov. A.D. 1958 at 1:18 o'clock P.M.
Noted in Book 91 Page 200
Recorded in Book ____ Price $.00
Recording Fee ____
JAMES P. WILSON, Register
By C. McLaughlin Dpt. Reg.

3 Xx Reau Folk

H.G.S.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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