K 2855

For and in consideration of the sum of TEN AND 00/100 ($10.00)----------
----------DOLLARS

cash in hand to me paid by Letha B. Batey and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, Clifford Swett, unmarried
have bargained and sold, and by these presents do transfer and convey unto the said Letha B. Batey
her 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 part of a tract of 5 acres, and 29 poles of land shown on the plan of the Matthew Barrow Lands, in Northwest Nashville, as of record in Plan Book 1, page 118, Chancery Court at Nashville, described according to a survey made by Z. J. Wilkinson, Surveyor, October 10, 1941, as of record in Book 1130, page 46, Register's Office for said County, as follows:

BEGINNING at the southeast corner of 31st Avenue North and Zollicoffer Street; thence with the southerly margin of Zollicoffer Street, eastwardly 50 feet; thence southwardly 150 feet; thence westwardly 50 feet to the easterly margin of 31st Avenue North; thence with the easterly margin of said Avenue, northwardly 150 feet to the beginning.

Being the same property conveyed to Clifford Swett and wife, Elma Swett, by Flem B. Otey Jr., and wife, by deed dated January 15, 1945, filed March 8, 1948, and of record in Book 1562, page 51, said Register's Office. The said Elma Swett having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Letha B. Batey, her heirs and assigns, forever.

And I do covenant with the said Letha B. Batey 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., ~~except by 1958 taxes, which are prorated and assumed by grantee~~

And I, Clifford Swett do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Letha B. Batey, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21st day of November, 19 58

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Linsley Murray, a Notary Public in and for said County and State, the within named Clifford Swett, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of November, 19 58

Commission expires 10-27-1962 Notary Public

WARRANTY DEED
FROM CLIFFORD SWETT, UNMARRIED
TO LETHA B. BATEY
7295

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of NOV A.D. 1958 at 2:08 o'clock P.M.
Noted in Book Page
Recorded in Book 6732 Page
Recording Fee $3.00
JAMES P. WILSON, Register
By Dpt. 14

Attorneys Title Guaranteed NASHVILLE, TENN.

G 609