K 2858

WARRANTY DEED

10696

R. R. Sneed
and wife
Aline A. Sneed

to

Homer M. Pace
and wife
Eulalia Quinn Pace

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of DEC A.D. 1958 at 1:19 o'clock P.M.
Noted in Book 91 Page 232
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy

DOCUMENTARY 50¢ 082962

STATE OF TENNESSEE 50¢ 082963

HENRY GUILDSEIK REALTY COMPANY

THIS INDENTURE WITNESSETH, that for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned R. R. Sneed and wife, Aline A. Sneed, hereby convey and warrant to Homer M. Pace and wife, Eulalia Quinn Pace, the following described real estate located in Davidson County, Tennessee:

Lot #7, Block 6 on the map of the resubdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County.

Said Lot #7 fronts 200 feet on the west side of Westview Avenue, and runs back 327 feet on the north line and 327 feet and 10 inches on the south line to a deadline in the rear on which it measures 200 feet.

Being the same property conveyed to R. R. Sneed and wife, Aline A. Sneed, by deed from Lucile A. Loveman and husband, A. M. Loveman, as of record in Book 1369, Page 48, said Register's Office.

TO HAVE AND TO HOLD the above described real estate and all appurtenances thereunto belonging to the above named grantees as tenants by the entirety in fee simple.

Covenants of Warranty: R. R. Sneed and wife, Aline A. Sneed, do hereby covenant that they are lawfully seized and possessed of said land in fee simple; that they have a good right to convey it, and that the same is unencumbered except for restrictions filed of record on June 25, 1936, in Book 1001, Page 203, Register's Office for said County; and the grantors do further covenant to warrant and defend the title of the above named grantees against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned R. R. Sneed and wife, Aline A. Sneed, have hereunto signed their names and executed this Warranty Deed this 15 day of December 1958.

R. R. Sneed
Aline A. Sneed
GRANTORS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, L. W. Carney a Notary Public in and for the said County and State, the above named R. R. Sneed and wife, Aline A. Sneed, with whom I am personally acquainted, and each of said parties separately acknowledged that he executed the within instrument for the purposes therein contained, and each further acknowledged that his execution of this Warranty Deed is done freely, voluntarily, understandingly and without compulsion or restraint.

Witness my hand and official seal at Nashville, this 15 day of December, 1958.

L. W. CARNEY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires: February 7, 1961.

L W Carney
NOTARY PUBLIC

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