K 2859

For and in consideration of the sum of - - - - - - - - - - - - - - $10.00 - - - - - - - - - - - -

- - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of a Deed of Trust to Marvin K. Barry, Trustee of record in Book 1937, page 113, Register's Office for Davidson County, Tennessee, We, Leighton A. Dingley and wife, Helen Cowley Dingley,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Virginia Woodard McGinness, for her sole and separate use,

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 Lot No. 46 on the Map of Berrywood, as of record in Book 1835, page 24, Register's Office for said County.

Said Lot No. 46 fronts 75 feet on the west side of Larmon Avenue and runs back between lines 295.3 feet on the north line and 304.9 feet on the south line to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Leighton A. Dingley and wife, Helen Cowley Dingley, by deed from Charles E. Johnson and wife, Betty L. Johnson, of record in Book 2098, page 477, 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 Virginia Woodard McGinness, her

_____ heirs and assigns, forever.

And we do covenant with the said Virginia Woodard McGinness

_____ 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.

And We, Leighton A. Dingley and wife, Helen Cowley Dingley

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Virginia Woodard McGinness, her

_____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of December, 19 58

_____ Leighton A. Dingley

_____ Helen Cowley Dingley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jane M. Glasscock, a Notary Public in and for said County and State, the within named Leighton A. Dingley and wife, Helen Cowley Dingley

_____

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 office, this 18th day of December, 19 58

Commission expires MAY 20, 1961

Jane M. Glasscock
Notary Public

12177

WARRANTY DEED

FROM
Leighton A. Dingley et ux

TO
Virginia Woodard McGinness

KIRKBRIDE-PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 23 day of DEC A.D. 1958 at 11:20 o'clock A.M.
Noted in Book 71 Page 849
Recorded in Book _____ Page _____
Recording Fee $2.60
JAMES P. WILSON, Register
By _____ D.C.

Company
ted
ENN.

PG 499