K 2862

For and in consideration of the sum of ($9,000.00)

NINE THOUSAND AND NO/100- -DOLLARS

cash in hand paid by James D. McNeese and wife, Sarah H. McNeese, the receipt of which is hereby acknowledged;

I, FRANCES MARIE PEAL, unmarried and of legal age,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES D. McNEESE and wife, SARAH H. McNEESE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 11 on the Plan of Crutcher Bro's. Plan, of record in Book 161, page 158, Register's Office for said County.
Said Lot No. 11 fronts 50 feet on the east side of Meridian Street and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to Frances Marie Peal by deed from Lynn T. Peal, a widower, of record in Book 1681, page 417, 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 said James D. McNeese and wife, Sarah H. McNeese, their heirs and assigns, forever.

And I do covenant with the said James D. McNeese and wife, Sarah H. McNeese, 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 1959 taxes, pro rated as of even date herewith, and assumed for payment when due and payable by the Grantees herein.

And I, Frances Marie Peal, unmarried, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James D. McNeese and wife, Sarah H. McNeese, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12th day of January, 1959.

Frances Marie Peal

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Frances Marie Peal, unmarried, the 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 office, this 12th day of January, 1959.

Commission expires Oct 27, 1961

Notary Public

14611

WARRANTY DEED

FROM

FRANCES MARIE PEAL, unmarried,

TO

JAMES D. McNEESE and wife, SARAH

B. McNEESE.

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 12 JAN A.D. 1959 at 3:13 o'clock P.M.
Noted in Book 92 Page 110
Recorded in Book [illegible] Page 320
Recording Fee $2.20
JAMES P. WILSON, Register
By [illegible] D.C.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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