K 2862

For and in consideration of the sum of Ten

($10.00) DOLLARS

cash in hand to us this day paid by Charles La Rue, and other good and valuable and sufficient considerations, the receipt of which is hereby acknowledged, we, George L. Smith, Jr., and Elizabeth Jean Petty, being the sole surviving heirs at law of Wyatt Fuqua and wife, Corinne Fuqua,

have bargained and sold, and by these presents do transfer and convey unto the said Charles LaRue his 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 the rear 50 feet of Lot No. 90 of McGavock, Wetmore and Others 2nd addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said rear part of Lot No. 90 fronts 50 feet on the south side of Cockrill Street and runs back between parallel lines 50 feet to the South line of Lot. No. 90.

Being the same property conveyed to Wyatt Fuqua and wife, Corinne Fuqua by deed from Charley Ben Vanatta and wife, Margaret Louise Vanatta, of record in Book 1198, page 451, 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 Charles LaRue his heirs and assigns, forever.

And we do covenant with the said Charles LaRue 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, Elizabeth Jean Petty and George L. Smith, Jr. do further covenant and bind ourselves & our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles LaRue his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of January 19 59

Elizabeth Jean Petty
George L. Smith, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. J. Lutin, a Notary Public in and for said County and State, the within named Elizabeth Jean Petty and George L. Smith, Jr. 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 office, this 12th day of January, 19 59

Commission expires 10-20-59

J. J. Lutin
Notary Public

WARRANTY DEED
FROM 14981
George L. Smith Jr., et al
TO
Charles LaRue

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of A.M. 1959 at 2:01 o'clock P.M.
Noted in Book 12 Page 127
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Mm Smith D.C.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PG 259