K 2862

Book 4402 Page 132

For and in consideration of the sum of $ 4,200.00 ********** DOLLARS

********** FOUR THOUSAND TWO HUNDRED AND NO/100**********

Paid by Dan S. Richardson, the receipt of which is hereby acknowledged

We, Loyd Powers and wife, Isabelle Powers

have bargained and sold, and by these presents do transfer and convey unto the said Dan S. Richardson

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 northerly 33 1/3 feet of Lot No. 114 on the map of B. F. McCormack's Plan of Lots, of record in Book No. 10, Pages No. 606 and 607, R.O.D.C.

Said part of said lot fronts 33 1/3 feet on the westerly side of Seventh Avenue North, and runs back between parallel lines 150 feet to the alley.

Being the same property conveyed to Loyd Powers and wife, Isabell Powers, by deed from Louise Gibel, widow, of record in Book No. 1614, Page No. 94, R.O.D.C.

Being the same property assigned to Albert H. Thomas, Trustee to secure a note of $4,750.00 dated January 17, 1958 payable to and endorsed by Loyd Powers and wife, Isabelle Powers, which note was paid in full on January 9, 1959 to James S. Applins, Loan broker in conjunction with Homer McEwen for Albert H. Thomas, Master.
Deed of Trust Dated Dec. 17, 1957 ; Filed for record Dec. 17, 1957 in Book No. 3881, Page No. 589, R.O.D.C.
Lien securing Deed of Trust duly released Jan 13, 1959 of record in Book No. 4401, Page No 589, R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DAN S. RICHARDSON

HIS heirs and assigns, forever.

And WE do covenant with the said DAN S. RICHARDSON 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 do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said DAN S. RICHARDSON

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

Witness OUR hands this 16 day of January, 19 59.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. P. Walker, a Notary Public in and for said County and State, the within named Loyd Powers and Isabelle Powers

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 Nashville, Tennessee, this 16 day of January, 19 59.

My Commission expires 1-28-1961

J. P. Walker
Notary Public

15416
WARRANTY DEED
FROM LOYD POWERS ET UX.
TO DAN S. RICHARDSON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of Jan A.D. 1959 at 12 o'clock M.
Noted in Book 42 Page 147
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. S. Gresham D.C.

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