K 2876

For and in consideration of the sum of $ 10.00
TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantee herein and other good and valuable considerations,

receipt of which is hereby acknowledged, I, Ivy Maud Atwood, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Nellie Sue Burks, for her sole and separate use, free from the debts and contracts of her present, or any future husband, with full power vested in her to sell, mortgage or otherwise convey as if she were a feme sole, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the east 60 feet of Lot No. 132 on the Map of J. B. Haynies Oriental Plan of Lots, of record in Book 161, pages 26 and 27, Register's Office for said County.

Said part of said lot fronts 60 feet on the north side of Queen Street and runs back between parallel lines along the west margin of Sultana Street, 140 feet to an alley in the rear.

Being part of the property conveyed to J. P. Atwood and wife, Ivy Maud Atwood, by deed from Mrs. Ada E. Ratleph, of record in Book 1308, page 281, said Register's Office, the said J. P. Atwood having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nellie Sue Burks, as hereinabove set out, her heirs and assigns, forever.

And I do covenant with the said Nellie Sue Burks, as hereinabove set out, 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.

And I, the grantor, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, herein, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20 day of January, 19 59

Ivy Maud Atwood

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, JOE E. TROTMAN, a Notary Public in and for said County and State, the within named Ivy Maud Atwood, a widow, 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 Nashville, Tennessee, this 27 day of January, 1959.

Joe E. Trotman
Notary Public

Commission expires Oct. 25, 1960

Warranty Deed

From IVY MAUD ATWOOD (A WIDOW)
To NELLIE SUE BURKS, (A SOLE AND SEPARATE ESTATE)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of FEB A.D. 1959 at 11:12 o'clock A.M.
Noted in Book 92 Page 341
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

Prepared by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Agent for
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

1.10

G 453