K 2878

156 Book 2878 Page 156

(1)

WARRANTY DEED REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and no/one hundreds ---------- DOLLARS ($ 10.00), Cash in hand and other good and valuable considerations paid to us by the purchasers, the receipt of which is hereby acknowledged.

Ed Beasley, Bill Hall and Jack Rainey D/B/A Tennessee Land & Auction Co.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Robert Ellis and wife, Elizabeth Ellis

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County Tennessee, being the westerly 35 feet of lot No. 98 on the Plan of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.
Said part of Lot No. 98 fronts 35 feet on the northerly side of Nevada, formerly Third, Avenue and extends back between parallel lines 150 feet to an alley.
Being part of the real property conveyed to Tennessee Land & Auction Company, a partnership, by deed from Roy G. Waynick and wife, dated January 22, 1959, filed January 23, 1959, and recorded in Book 2863, page 399, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 20th day of February, 1959

Ed Beasley — Bill Hall

Jack Rainey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me A. E. Chandler, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ed Beasley, Bill Hall and Jack Rainey, D/B/A Tennessee Land & Auction Co.

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, the 20 day of February, 1959.

A. E. Chandler
Notary Public

My commission expires: My Commission Expires Oct. 20 1959

STATE OF TENNESSEE DAVIDSON COUNTY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of FEB 24 1959
at 11:33 A.M.
Noted in Book 2878 Page 156
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Register

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

WARRANTY DEED
From Ed Beasley, et al
To Robert Ellis and wife, Elizabeth Ellis

20

PG 156