K 2880

For and in consideration of the sum of $10.00
Ten and No/100 - DOLLARS

and other valuable considerations received, I, Margaret M. Sharp,

have bargained and sold, and by these presents do transfer and convey unto ~~######~~ James N. Stansell, Russell A. Stansell and Marvin W. Stansell a partnership doing business as J. R. & M. Company, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the north part of Lot No. 59 on the Map of Hines Addition, of record in Book 1, page 21, Chancery Court at Nashville, Tennessee.
Said part of said lot fronts 35 feet on the easterly side of 15th Avenue North, as widened and runs back between parallel lines, 166 feet more or less to an alley.
Being the same property conveyed to Margaret M. Sharp, by deed from Charles S. Martin, unmarried, of record in Book 1586, page 25, 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 James N. Stansell, Russell A. Stansell, and Marvin W. Stansell, a partnership doing business as J. R. & M. Company, their heirs and assigns, forever.

And I do covenant with the said James N. Stansell, Russell A. Stansell, and Marvin W. Stansell, a partnership doing business as J.R.& M. Company 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 taxes for 1959 which have been prorated and are hereby assumed by the grantees herein.

And I, Margaret M. Sharp,
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 N. Stansell, Russell A. Stansell, and Marvin W. Stansell, a partnership doing business as J. R. & M. Company, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12 day of March, 19 59

Margaret M. Sharp

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Cyril O Bearden, a Notary Public in and for said County and State, the within named Margaret M. Sharp

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 12 day of March 19 59

Commission expires My Commission Expires Feb. 19, 1961

Cyril O Bearden
Notary Public

23429

WARRANTY DEED

FROM
Margaret M. Sharp

TO
J. R. & M. Company

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of MAR A.D. 1959 at 4:21 o'clock P.M.
Noted in Book G Page 54
Recorded in Book Page
Recording Fee $3.00
JAMES P. WILSON, Register
By Deputy Register

BOLLING & HITCHCOCK
INSURANCE
REAL ESTATE
116 Union St. ALpine 6-5649
Realtors Since 1925 - Nashville, Tenn.

G 355