BK 2901

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

For and in consideration of the sum of Ten and 00/100 DOLLARS ($),
and Emmett Cattis
cash in hand paid by I. O. Gregory and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said I. O. Gregory and Emmett Cattis of the balance owing under the terms of a deed of trust executed by Nora A. W. Steele, to Albert H. Thomas, Trustee, of record in Book 2671, page 353, Register's Office for Davidson County, Tennessee, and the assumption by the said I. O. Gregory and Emmett Cattis of the balance owing under the terms of a deed of trust executed by Nora A. W. Steele, to C. Richard Benz, Trustee, of record in Book 2807, page 123, Register's Office for said County,

Nora A. W. Steele, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
I. O. Gregory and Emmett Cattis,

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 Lots Nos. 58 and 59 on the Map of Beaumont Place, as of record in Book 332, page 38, Register's Office for said County.

Said Lots Nos. 58 and 59 adjoin and front together 100 feet on the easterly side of Chapel Avenue and run back 192 feet 11 inches on the north line of Lot No. 59 and 178 feet 9 inches on the south line of Lot No. 58, to an alley in the rear, measuring 100 feet 10 inches thereon.

Being the same property conveyed to Nora A. W. Steele, by deed from Marvin W. Wiles, a widower, of record in Book 2645, page 64, 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 13th day of April, 1959.

Nora A. W. Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Edward E. McEwen, a Notary Public in and for the State and County aforesaid, personally appeared the within named Nora A. W. Steele, unmarried,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that s he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee,
this, the 13th day of April, 1959.

Edward E. McEwen
Notary Public

My commission expires:
Oct 22, 1960

WARRANTY DEED
From 27323
Nora A. W. Steele,
To
I. O. Gregory, et al

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of APR A.D. 1959 at 10:50 o'clock A M.
Noted in Book 92 Page 715
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. McGinnis D.C.

DOCUMENTARY

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

PG 49