K 2908

WARRANTY DEED

For and in consideration of the sum of

Eight Thousand Five Hundred and no/100 - - - - - - - - - - - - - - - - *DOLLARS*

of which $4,030.22 has been paid in cash by Newson Davidson and wife, Della May Davidson, the receipt of which is hereby acknowledged and the said Newsom Davidson and wife Della May Davidson has assumed and agreed to pay the balance of $4,469.78 of an original indebtedness of $5,250.00 secured by deed of trust executed by Francis A. Abercrombie and wife Annie M. Abercrombie to Louis Leftwich Jr. Trustee of record in book 2515, page 19, Register's Office for Davidson County, Tennessee.

We, Melvin A. Karnes and wife, Mildred Goodwin Karnes

have bargained and sold, and by these presents do transfer and convey unto the said

Newsom Davidson and wife Della May Davidson

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 3 on the map of the re-subdivision of lots Nos. 1 to 4 inclusive of the subdivision of lots Nos. 21 and 22 of the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition as of record in book 1130, page 51, Register's Office for said County. Said lot No. 3 fronts 60 feet on the westerly side of 53rd Ave. No. and runs back 142.2 feet on the northerly line and 141 feet on the southerly line to the easterly right-of-way line of the N.C. and St. L. R. R. measuring 60.2 ft. thereon.

Being the same property conveyed to Melvin A. Karnes and wife Mildred Goodwin Karnes by deed from Francis A. Abercrombie and wife of record in book 2637, page 3, said Register's Office.

Taxes for 1959 are pro-rated and assumed by grantees.

This conveyance is made subject to easement for sanitary sewer granted City of Nashville by William H. Suggs Jr. and wife of record in book 1809, page 405, said Register's Office as shown plat attached on page 406.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Newsom Davidson and wife Della May Davidson

their *heirs and assigns, forever.*

And we *do covenant with the said* Newsom Davidson and wife Della May Davidson

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, Melvin A. Karnes and wife Mildred Goodwin Karnes

do further covenant and bind ourselves our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Newsom Davidson and wife Della May Davidson

their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* 27th *day of* May, 1959, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

[redacted]

Melvin A. Karnes

Mildred Goodwin Karnes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, *a Notary Public, and for said County and State,* Melvin A. Karnes and wife Mildred Goodwin Karnes

the within named bargainor S , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville *this* 27th *day of* May, *19* 59.

Commission expires Jan-30-1963.

H B Duncan *Notary Public*

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