BK 2925

For and in consideration of the sum of TEN AND NO/100 ***** DOLLARS ($10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JULIA HALLORAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto F. C. TAYLOR and wife, MARTHA TAYLOR, ***

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:

Being part of Block 13 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, and part of an abandoned railroad right-of-way, described according to a survey made January 9, 1946, by E. R. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Nevada Avenue, 320 feet east of the easterly margin of 54th Avenue North or Richland Avenue; thence with the northerly margin of Neveda Avenue, eastwardly 50 feet; thence northwardly 200 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 50 feet; thence southwardly 200 feet to the point of beginning.

Being the same property conveyed to Henry N. (Neil) Tyree by two instruments: (1) by deed from Mrs. Mildred Cage et al, of record in Book 1542, page 293, said Register's Office; and (2) by decree of the Chancery Court of said County, of record in Minute Book 60, page 344. The said Henry N. (Neil) Tyree subsequently died and devised the said property to Julia Halloran by Will of record in Will Book 68, page 309, County Court for said County.

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., except for taxes for 1959, which have been prorated and assumed by the Grantees.

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 16 day of July, 1959

Julia Halloran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Julia Halloran

the bargainer(s), 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 the 16th day of July, 1959

Reau E. Folk Jr.
Notary Public

My commission expires July 23, 1962

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of July A.D. 1959 at 4:44 o'clock P.M.
Noted in Book 2925 Page 394
Recorded in Book Page
Recording Fee $2.25
JAMES P. WILSON, Register
By

FIDELITY ESCROW & TITLE SERVICES AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED
MCRAE
From
JULIA HALLORAN

8-13,143

mail To 42126
F. C. TAYLOR ET UX
Stet Nevada
City