K 2927

For and in consideration of the sum of $X TWO THOUSAND ($2,000.00) ..... DOLLARS

Cash in hand paid by Alexander Wells and wife, Dorothy M. Wells, to Oscar C. Porter and wife, Viola Porter, the receipt of which we do hereby acknowledge, We, Oscar Porter and wife, Viola Porter,

have bargained and sold, and by these presents do transfer and convey unto the said Alexander Wells and wife, Dorothy M. Wells, their

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

Land in the 8th Civil District of Davidson County, Tennessee, being known as Lots Nos 13 and 14 of Block "C" on the unrecorded Plan of the property of Oscar Porter and described according to a copy of a survey thereof made December 30, 1957, by John M. Sullivan, Civil Engineer, as follows:

BEGINNING at the northwest intersection of 37th Avenue North and an unnamed 40 foot street, being the first street north of Centennial Boulevard; thence with the margin of said 40 foot street, south 69 degrees 49' west 100 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and 13, northerly 249.2 feet to a point; thence north 65 degrees 01' east 115.3 feet to the west margin of 37th Avenue, North; thence with the margin of the same, south 17 degrees 08' east, 259 feet to the point of beginning.

Being part of the property conveyed to Oscar C. Porter and wife, Viola Porter, by deed from Beatrice Lockhart and husband, of record in Book 1248, page 304, 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 said Alexander Wells and wife, Dorothy M. Wells, their heirs and assigns, forever.

And We do covenant with the said Alexander Wells and wife, Dorothy M. Wells, 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, except by 1959 State and County Taxes, which are pro-rated between the parties.

And We, Oscar C. Porter and wife, Viola Porter, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alexander Wells and wife, Dorothy M. Wells, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24 day of July, 1959.

Oscar C. Porter

Viola Porter

STATE OF TENNESSEE
Davidson County

Personally appeared before me J. H. Hargis, a Notary Public in and for said County and State, the within named Oscar C. Porter and wife, Viola Porter,

the bargainors, 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 24 day of July, 1959.

Commission expires April 19-1960

J. H. Hargis
Notary Public

43773

WARRANTY DEED

FROM Oscar C. Porter, Et Ux

TO Alexander Wells, Et Ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of July A.D. 1959 at 1:45 o'clock P.M.
Noted in Book 4373 Page 57
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible]

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Agent for
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

PG 111