K 2927

For and in consideration of the sum of Ten and no/one hundreds ($10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2418, page 185; Book _____, page _____, Register's Office for Davidson County, Tennessee.

Fred Sheats and wife, Ora Dell Sheats

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Losey T. Muse and sister Imogene Muse

hereinafter called the Buyer, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the map of Forrest Acres Subdivision, Section Three, as of record in Book 1424, page 56, Register's Office for said County, and described as follows:
Beginning at a point in the easterly margin of Forrest Acres Drive at the corner of Lots 23 and 24; thence with a line between said lots easterly 250 feet to a point; thence northerly 311.5 feet to the southerly margin of an unnamed street; thence with the margin of the same westerly 124.2 feet to a point and continuing with the margin of the same westerly 92 feet to the beginning of a curve; thence around said curve southwesterly 36.5 feet to the east margin of Forrest Acres Drive; thence with the margin of the same southerly 295.8 feet to the point of beginning.
Being the same property conveyed to Fred Sheats and wife, Ora Dell Sheats by deed from Richmond O. Brown and wife, Katherine L. Brown, of record in Book 2392, page 199, said Register's Office.

The improvements on the land above conveyed consist of a duplex, one-half of which the purchasers will assume possession as of the date of this deed and will collect the August, 1959, rental, the other one-half of the duplex is presently being occupied by the sellers and they will have the right to continue occupying that one-half of the duplex until thirty days from the date of this deed.

This conveyance is made subject to restrictive covenants and easements of record in the 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 Seller, his heirs, successors, and assigns, forever.
And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes, which have been prorated and assumed by the purchasers.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.
The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.
Whatever gender used shall be construed to mean any gender.

Witness our hands this 30th day of July, 1959.

Fred Sheats

Ora Dell Sheats

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jos. D. Coleman Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Fred Sheats and wife, Ora Dell Sheats the bargainor(s), 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, the 30 day of July 1959.

Jos. D. Coleman Jr.
Notary Public

My commission expires: NOV. 13, 1960

44598
WARRANTY DEED
From Fred Sheats et ux
To Losey T. Muse et al

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of July A.D. 1959 at 10:20 o'clock A.M.
Noted in Book 2423 Page 62
Recorded in Book 1242 Page
Recording Fee $
JAMES P. WILSON, Register
By M. Franklin

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