K 2928

For and in consideration of the sum of ten and no/100---------- ($10.00)---------- *DOLLARS*

cash in hand paid by C. E. Francis and wife, Fannie J. Francis, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, James E. Buttrey and wife, Annie Belle Buttrey *have bargained and sold, and by these presents do transfer and convey unto the said* C. E. Francis and wife, Fannie J. Francis, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 11, Block "H" on the plan of Broadmoor, Section 2, as of record in Book 547, page 174, Register's Office for said County. Said lot No. 11 fronts 55 feet on the south side of Malquin Drive and runs back between parallel lines 155 feet to a dead line. Being the same real property conveyed to James E. Buttrey and wife, Annie Belle Buttrey, by deed from Raymond L. Fox and wife, dated December 12, 1950, filed December 13, 1950, and recorded in Book 1913, page 541, 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 C. E. Francis and wife, Fannie J. Francis, their *heirs and assigns, forever.*

And we *do covenant with the said* C. E. Francis and wife, Fannie J. Francis *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 for taxes for the year 1959, which are prorated and assumed by the grantee.

And we, James E. Buttrey and wife, Annie Belle Buttrey *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* C. E. Francis and wife, Fannie J. Francis their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 22nd *day of* July, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Buttrey

Annie Belle Buttrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Louise V. Stephens, *a Notary Public in and for said County and State,* James E. Buttrey and wife, Annie Belle Buttrey, *the within 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 the* 6th *day of* August, *19* 59.

My commission expires Oct. 24, 1959. Louise V. Stephens *Notary Public*

WARRANTY DEED
FROM
James E. Buttrey et ux
TO
C. E. Francis et ux

45965

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day of AUG A.D. 1959 at 4:12 o'clock P.M.
Recorded in Book 2928 Page 503
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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