K 2928

For and in consideration of the sum of Ten and No/100 ($10.00)

DOLLARS

and other good and valuable consideration, I, Oliver H. Dale an unmarried person,

have bargained and sold, and by these presents do transfer and convey unto the said Albert Lucien Dale, an unmarried person

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: "Being the northerly 50 feet of Lots Nos. 1 and 2 on the plan of A. C. Dudley's Subdivision of part of the Nichol property, as of record in Book 161, page 10, RODC, Tennessee. Said part of Lots Nos. 1 and 2 front 50 feet on the easterly side of 23rd Avenue, North, formerly Bosley Street and runs back between parallel lines, with the southerly margin of Simpkins Street, 100 feet to a dead line.

Being the same property conveyed to Oliver H. Dale, by Deed from Henry Louis Morsette, and wife, Mary L. Morsette, as of record in Book 2799, page 331, RODC, Tennessee, and the same property conveyed to Henry Louis Morsette, and wife, Mary L. Morsette, by deed from Alfred E. Sanders and James E. Ghee, as of record in Book 2542, page 39, RODC, 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 Albert Lucien Dale, his heirs and assigns, forever.

And I do covenant with the said Albert Lucien Dale that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except by Deed of Trust to Fidelity Federal Savings and Loan Assn.

And I, Oliver H. Dale do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Albert Lucien Dale his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 3rd day of August, 1959

Oliver H. Dale

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Martha Shapard, a Notary Public in and for said County and State, the within named Oliver H. Dale, an unmarried person

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

Witness my hand and official seal at office, this 3rd day of August, 1959

Commission expires May 2, 1962

Martha Shapard
Notary Public

WARRANTY DEED

FROM Oliver H. Dale

45516

TO Albert Lucien Dale

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of AUG A.D. 1959 at 11:22 o'clock A.M.
Noted in Book 21 Page 577
Recorded in Book 1766 Page
Recording Fee $1.10
JAMES P. WILSON, Register
By [illegible]

Attorneys Title Company
Titles Guaranteed
120 Union St
NASHVILLE, TENN.
Agents For
American Title & Insurance Co.
MIAMI, FLA.
FORM 81

PG 577