K 2930

Book 2931 Page 442

WARRANTY DEED

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

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Estes F. Nichols and wife, Mary Lois Nichols

have bargained and sold, and by these presents do transfer and convey unto the said Raymond W. Poole and wife, Cannes Dee Poole, their

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

Land in Davidson County, Tennessee, being the east 40 feet of lot No. 47 and the west 20 feet of lot No. 48 on the Map of T. I. Ward's Re-subdivision of certain lots in Williams & Hayes Company's Belleview Plan, of record in book 974, page 48, Register's Office for said County.

Said part of said lots adjoin and front together 60 feet on the northerly side of Ward Street and run back between parallel lines 161 feet to a dead line.

Being the same real property conveyed to Estes F. Nichols and wife, Mary Lois Nichols, by deed from H. G. McNabb, Sr., and wife, dated January 15, 1954, filed February 8, 1954, and recorded in book 2247, page 256, said Register's Office.

This conveyance is made subject to restrictions of record in book 1108, page 543, Register's Office for Davidson County, Tennessee, and in book 1165, page 58, Register's Office, 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 Raymond W. Poole and wife, Cannes Dee Poole, their *heirs and assigns, forever.*

And we *do covenant with the said* Raymond W. Poole and wife, Cannes Dee Poole *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 the 1959 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, Estes F. Nichols and wife, Mary Lois Nichols *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Raymond W. Poole and wife, Cannes Dee Poole, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* this 4th *day of* August, *19* 59, ~~xxx~~

~~corporate seal of grantor hereto affixed and attested by its duly authorized officers on said date.~~

Estes F. Nichols

Mary Lois Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Estes F. Nichols and Mary Lois Nichols, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand at office in Nashville, *Tennessee, this* 4th *day of* August, *19* 59.

Hugh J. Bradley *Notary Public*

Commission expires April 23, 1963.

G 443