K 2956

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

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, JAMES FRANK WELCH and wife, BLANCHE WELCH,

have bargained and sold, and by these presents do transfer and convey unto the said Edward Norman and wife, Daphney M. Norman, their

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

Being Lots Nos. 4 and 5 on the Map of W. M. Butler's Subdivision, of record in Book 57, page 98, Register's Office for said County.
Said Lot No. 4 fronts 52.2 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike, and runs back 184.5 feet, more or less, on the westerly line and 202 feet on the easterly line, with the westerly margin of 16th Avenue North, formerly Butler Street, to an alley measuring 48.2 feet thereon.
Said Lot No. 5 fronts 52.2 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike and runs back between lines 163 feet, more or less, on the westerly line and 179 feet on the easterly line to an alley, measuring 48.2 feet thereon.

Being the same property conveyed to James Frank Welch and wife, Blanche Welch, by deed from Ethel Perry Yunker and husband, W. M. Yunker, of record in Book 2813, page 319, (as to Lot No. 4) and by deed from John B. Cobb, County Court Clerk, of record in Book 2539, page 161, (as to Lot No. 5) 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 Edward Norman and wife, Daphney M. Norman, their heirs and assigns, forever.

And we do covenant with the said Edward Norman and wife, Daphney M. Norman, 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 1959 taxes which have been prorated.

And we, James Frank Welch and wife, Blanche Welch, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward Norman and wife, Daphney M. Norman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13th day of August, 1959, the

said

DOCUMENTARY 10 10 DOCUMENTARY 1 1

James Frank Welch
Blanche Welch

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, E B Watson, a Notary Public in and for said County and State, James Frank Welch and wife, Blanche Welch,

the within named 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 13th day of August, 1959.

E B Watson Notary Public

Commission expires Apr 22-1961

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 18 day of AUG A.D. 1959 at 9:45 A.M.
and recorded in Book 2956 Page 244
Recording Fee $ 1.10
JAMES D. WILSON, Register
By D. Turner D.C.

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

WARRANTY DEED
FROM JAMES FRANK WELCH, ET UX
TO EDWARD NORMAN, ET UX
47701

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