K 2956

WARRANTY DEED

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

cash in hand paid and other good and lawful consideration the receipt of same is hereby acknowledged,

Edward Pitts and wife, Larine Pitts,
have bargained and sold, and by these presents do transfer and convey unto the said ******Andrew J. Doyle*******
and his *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 lot No. 1, on the plan of George I. Waddy's Subdivision of lots Nos. 1,2,3 and 4, on Stokes and Marshall's Subdivision, as of record in Book 421, page 42, Register's Office for said County.

Said lot No. 1, fronts 50 feet on the easterly side of 28th Avenue South, formerly Compton Avenue, and runs back between parallel lines, with the southerly margin of an alley, 145 feet to an alley in the rear.

Being the same real property conveyed to Edward Pitts and wife, Larine Pitts, by deed from R. W. McCracken and wife, dated August 25th, 1950 filed August 29, 1950, and record in Book No. 1879, page 271, of 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 Andrew J. Doyle,
and his *heirs and assigns, forever.*

And we *do covenant with the said* Andrew J. Doyle,
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 1959 taxes, which have been prorated and assumed by the purchaser.

And we,
do further covenant and bind ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Andrew J. Doyle
and his *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our hands this 20th *day of* August, *19* 59, ~~the~~

Edward Pitts
Larine Pitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jacobs H. Doyle, *a Notary Public in and for said County and State,* Edward Pitts and wife, Larine Pitts, *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* 20th *day of* August, *19* 59.

Notary Public

Commission expires July 27th 1963.

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