K 2961

WARRANTY DEED

For and in consideration of the sum of ten and no/100----------
----------($10.00)------ *DOLLARS*
cash in hand paid by Nannie Duncan Driver, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Arnold Harris and wife, Tennie Mae Harris

have bargained and sold, and by these presents do transfer and convey unto the said Nannie Duncan Driver, her

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

Being the southerly 75 feet of lots Nos. 17 and 18, on the Map of part of lot No. 16, of the Nichol Plan of Lots, as of record in Plan Book, 2, page 49, Chancery Court at Nashville.

Said parts of lots Nos. 17 and 18 front 75 feet on the easterly side of 24th Avenue north and extends back between parallel lines with the northerly margin of St. Louis Street 116 feet to the westerly line of lot No. 19 on said Plan.

Being part of the real property conveyed to Arnold Harris and wife, Tennie Mae Harris by deed from Zula Lee Harris Gilliam, dated December 10, 1949, filed December 12, 1949, and recorded in book 1781, page 385, Register's Office for said County.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nannie Duncan Driver, her

heirs and assigns, forever.

And we *do covenant with the said* Nannie Duncan Driver

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, Arnold Harris and wife, Tennie Mae Harris

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Nannie Duncan Driver, her

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our *hand* s *this* 14th *day of* September, *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.*



Arnold Harris
Tennie Mae Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a *Notary Public in and for said County and State,* Arnold Harris and wife, Tennie Mae Harris

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* 14th *day of* September, *19*59

H. A. Stemp
Notary Public

Commission expires 23 July 1961

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