BK 3104

For and in consideration of the sum of twenty-seven thousand, five hundred and no/100----------($27,500.00)-------- *DOLLARS*

cash in hand paid by John Compton and wife, Marjorie Y. Compton, the receipt of which is hereby acknowledged,

we, J. Robert Nelson and wife, D. Patricia Mercer Nelson

have bargained and sold, and by these presents do transfer and convey unto the said John Compton and wife, Marjorie Y. Compton, their

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

Being the westerly 75 feet of lot No. 6 of Block "B" in the Whitland Realty Company's Subdivision, as of record in book 332, page 141, Register's Office for said County.

Said part of said lot No. 6 fronts 75 feet on the northerly side of Whitland Avenue, formerly Bowling Avenue, and runs back northwardly between parallel lines along the easterly margin of Leonard Avenue 200 feet to a dead line.

Being the same real property conveyed to J. Robert Nelson and wife, D. Patricia Mercer Nelson, by deed from Mary Frances Crutchfield Tisdale, dated December 26,1957, filed December 27, 1957, and recorded in book 2708, page 43, 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 John Compton and wife, Marjorie Y. Compton, their *heirs and assigns, forever.*

And we *do covenant with the said* John Compton and wife, Marjorie Y. Compton *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 1960 which are prorated and assumed by the purchasers.

And we, J. Robert Nelson and wife, D. Patricia Mercer Nelson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John Compton and wife, Marjorie Y. Compton, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 3rd *day of* August, 1960, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Robert Nelson

D. Patricia Mercer Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

E. B. Clayton, a Notary Public in and for said County and State.

Personally appeared before me, J. Robert Nelson and wife, D. Patricia Mercer Nelson

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* 12 *day of* Aug. 1960.

E. B. Clayton, Notary Public

Commission expires Apr 27-1961

WARRANTY DEED
FROM 579772
J. Robert Nelson, et ux
TO
John Compton, et ux

Recorded in Book 2719 Page 348
Recording Fee
JAMES P. WILSON, Register

PG 348