BK 3105

For and in consideration of the sum of EIGHT THOUSAND AND 00/100 ($8,000.00) DOLLARS cash in hand paid by Homer C. Barrett and wife, Alice M. Barrett, the receipt of which is hereby acknowledged, I,

Lenice Irene McEwen, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Homer C. Barrett and wife, Alice M. Barrett,

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

Being the westerly 9 feet of Lot No. 305 and the easterly 41 feet of Lot No. 307 of Block No. 13 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said parts of Lots Nos. 305 and 307 front together 50 feet on the northerly side of Elkins, formerly Second Avenue, and run back between parallel lines 150 feet to an alley.

Being same property conveyed from Samuel W. Felts and wife to John Henry Morgan McEwen and wife, Lenice Irene McEwen, by deed dated November 15, 1950, and recorded in Book 1977, page 41, Register's Office for Davidson County, Tennessee. The said John Henry Morgan McEwen having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Homer C. Barrett and wife, Alice M. Barrett,

their heirs and assigns, forever.

And I do covenant with the said Homer C. Barrett and wife, Alice M. Barrett that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by taxes for year 1960, assumed by them.

And I do covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Homer C. Barrett and wife, Alice M. Barrett, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of August, 1960, the corporation, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

[redacted] [redacted]

Lenice Irene McEwen.

[redacted]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, O B Hofstetter, a Notary Public in and for said County and State, Lenice Irene McEwen, a widow,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this 19 day of August, 1960.

O B Hofstetter Notary Public

Commission expires July 18, 1961.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 19 day of Aug. 1960 at 8:45 A.M. and recorded in Book 3105 Page 256

Guaranty Title Company
A Division of
Commerce Guaranty Title Insurance Company
American Trust Building
Nashville, Tennessee

MERRITT, TROUSDALE, HOOKSTRATTEN & HOOKSTRATTEN, ATTYS.

WARRANTY DEED
FROM
LENICE IRENE MCEWEN, A WIDOW.
TO
HOMER C. BARRETT, ET UX
989882

PG 256