K 3165

For and in consideration of the sum of $ 1.00
One Dollar and .....00/100 DOLLARS

To me paid in cash and other valuable consideration paid by Mr. David Sabastinea unmarried man, the receipt of which is hereby acknowledged. We M. G. Ferguson and wife, Grace Ferguson

have bargained and sold, and by these presents do transfer and convey unto the said Mr. David Sabastinea his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 28 feet of Lot No. 24 and the northerly 11 feet of Lot No. 25, in Johnson Bransford's unrecorded Subdivision of three parts of Lot No. 158 of Judge John McNairy's Mansion House Tract, and described as follows:

BEGINNING at a point in the westerly side of 11th Avenue North, formerly Cumberland Street, about 187 feet south of the intersection of Jackson Street and 11th Avenue North; and extending southerly along the westerly margin of 11th Avenue North, about 39 feet to a point, and extending back between parallel lines, about 134 feet to an alley.

Being the same property conveyed to Meredith G. Ferguson, an unmarried, man by deed from Alvin G. Ferguson, as of record in Book 2015, page 533, 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 Mr. David Sabastinea his heirs and assigns, forever.

And we do covenant with the said Mr. David Sabastinea 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.

And we do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said Mr. David Sabastinea his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of December, 1960

M. G. Ferguson. Grace Ferguson

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, J. F. McClellan, a Notary Public in and for said County and State, the within named M. G. Ferguson and wife, Grace Ferguson

the 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 22nd day of December, 1960

Commission expires January 28, 1961

J. F. McClellan
Notary Public

Warranty Deed

From M. G. Ferguson and wife

To Mr. David Sabastinea

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of DEC A.D. 1960 at 10:55 o'clock A.M.
Noted in Book 67 Page 607
Recorded in Book 1300 Page
JAMES P. WILSON, Register
By

Published by TENNESSEE TITLE COMPANY

G 611