# WARRANTY DEED

*For and in consideration of the sum of* NINE THOUSAND AND 00/100 ($9,000.00)-----
----------DOLLARS
cash in hand to us paid by Delia Gebhardt, the receipt of which is hereby acknowledged,

we, W. R. Nelms and wife, Ovella B. Nelms,
*have bargained and sold, and by these presents do transfer and convey unto the said* Delia Gebhardt, her
*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 part of Lots Nos. 9 and 10 on Paynes Addition to Edgefield, as of record in Book 21, page 70, Register's Office for said County and described as follows:

BEGINNING at a point in the northerly margin of Woodland Street at the corner of Lots Nos. 9 and 10; thence northerly 170 feet more or less to the south margin of an alley; said point being 50 feet west of the northeast corner of Lot No. 9; thence westerly along the south margin of said alley, 50 feet to a point which is 20 feet east of the northwest corner of Lot No. 10; thence southerly 170 feet more or less to the corner of Lots Nos. 10 and 11; thence with the northerly margin of Woodland Street, easterly 50 feet to the point of beginning.

Being the same property conveyed to W. R. Nelms and wife, Ovella B. Nelms, by deed from Mrs. Beryl Scott, unmarried, of record in Book 1320, page 176, 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* Delia Gebhardt, her
*heirs and assigns, forever.*

*And* we *do covenant with the said* Delia Gebhardt,
*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, W. R. Nelms and wife, Ovella B. Nelms,
*do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Delia Gebhardt, her
*heirs and assigns against the lawful claims of all persons, whomsoever.*
*Witness* our *hands this* 17th *day of* January, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. R. Nelms
Ovella B. Nelms

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* O. R. Hofstetter, *a Notary Public in and for said County and State,* W. R. Nelms and wife, Ovella B. Nelms,
*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* 17th *day of* January, *19* 61.

O. R. Hofstetter *Notary Public*

*Commission expires* January 18 1961