K 3182

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TEN AND NO/100 ($10.00) - - - - - - - - - -

- **DOLLARS**

Cash in hand to us paid, and other good, sufficient and valuable considerations the receipt of all of which is hereby acknowledged,

We, the undersigned Marshall Ney Cheatham and wife, Yolande J. Cheatham,& Adolphus Anthony Cheatham **have bargained and sold, and by these presents do transfer and convey unto** ~~the said~~ Ernest Bolerjack and wife, Frances Bolerjack, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** Being Lot No. 49 in the F. F. Shields heirs addition to Nashville, Tennessee, a Plan of which is recorded in Book 57, page 31, in the Register's Office of Davidson County, Tennessee; said Lot 49 fronts 50½ feet on the westerly side of 15th Avenue South (formerly Bowles Street) and extends back westerly between parallel lines 140.6 feet more or less to an alley, and being the same property conveyed to Marshall Ney Cheatham, Sr., and wife, Alice L. Cheatham by deed of Mrs. Johnnie Scoby Rogers, et al, by deed of record in Book 919, page 455, of the Register's Office of Davidson County, Tennessee; and being the same property devised to Marshall Ney Cheatham, Jr., and Adolphus Anthony Cheatham by Will of the said Alice Anthony Cheatham (being one and the same person as Alice L. Cheatham, who survived her husband, Marshall Ney Cheatham, Sr.) which Will is of record in Will Book 72, page 174, of the County Clerk's Office of Davidson County, Tenn; Reference is also here made to Power of Attorney executed by the said Adolphus A. Cheatham and wife, Amanda Melida Cheatham, of record in Book 2964, page 544, of the Register's Office of Davidson County, Tenn., which Power of Attorney among other things, gave the undersigned Marshall Ney Cheatham the right, power and authority to sell, either at public or private sale, or exchange any part of the real estate or personal property belonging to the said Adolphus A. Cheatham for such consideration and upon such terms as the said Marshall Ney Cheatham shall think fit, and to execute and deliver good and sufficient deeds for the transfer of the same. It is hereby agreed and understood that Marshall N. Cheatham and Marshall Ney Cheatham, Jr. are one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest Bolerjack and wife, Frances Bolerjack their **heirs and assigns, forever.**

And we **do covenant with the said** Ernest Bolerjack and Frances Bolerjack **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, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ernest Bolerjack and wife, Frances Bolerjack their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 31st **day of** October **, 19**60

Ernestine D. May
Witness
Adolphus Anthony Cheatham
by Marshall Ney Cheatham
Atty. in fact

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