K 3185

WARRANTY DEED G-142769

For and in consideration of the sum of TEN AND NO/100 ********** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

BEATRICE IRENE BRYAN, a single woman,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ANNIE M. LLEWELLYN and CONSTANCE N. LLEWELLYN, as Joint Tenants, with the right of survivorship,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly half of Lot No. 43 on the Revised Map of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County.

Said part of Lot No. 43 fronts 50 feet on the northerly side of Long Boulevard and runs back 150.5 feet on the easterly line and 150.25 feet, more or less, on the westerly line to the southerly line of Lot No. 63, measuring 50.1 feet thereon.

Being the same property conveyed to Beatrice Irene Bryan, by deed from William P. Baugus and wife, as of record in Book 2092, page 157, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 14th day of March, 19 61

Beatrice Irene Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Beatrice Irene Bryan, the 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, Tennessee, this 14th day of March, 19 61

Reau E. Folk Jr.
Notary Public

My commission expires July 23, 1962

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED
80353 CB&F
From BEATRICE IRENE BRYAN
To ANNIE M. LLEWELLYN and CONSTANCE N. LLEWELLYN

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of MAR A.D. 1961 at 12:35 o'clock P.M.
Recorded in Book 3185 Page 272
Recording Fee $ 1.00
JAMES D. WILSON, Register

17.60

PG 259