K 3186

For and in consideration of the sum of ten and no/100----------
----------($10.00)----------*DOLLARS*

cash in hand paid by John N. Volz and wife, Mary Smith Volz, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

I, Hardie E. Skelley, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said John N. Volz and wife, Mary Smith Volz, their

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

Being lot No. 204 on the Map of Maplewood Heights Second Subdivision, as of record in book 547, pages 103 and 104, Register's Office for said County.

Said lot fronts 100 feet on the easterly side of Hutson Avenue and run back between parallel lines 250 feet to a dead line.

Being the same real property conveyed to Hardie E. Skelley, by deed from C. P. Shaw and wife, dated August 13, 1958, filed August 13, 1958, and recorded in book 2800, page 239, 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 John N. Volz and wife, Mary Smith Volz, their

heirs and assigns, forever.

And I *do covenant with the said* John N. Volz and wife, Mary Smith Volz

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 for taxes for the year 1961 which are assumed by purchasers.

And I, Hardie E. Skelley, unmarried

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John N. Volz and wife, Mary Smith Volz, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 23rd *day of* March, *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.*



Hardie E. Skelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. R. Wyatt *a Notary Public in and for said County and State,* Hardie E. Skelley, unmarried

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

Witness my hand and official seal at Nashville *Tennessee, this* 23 *day of* March *19* 61.

Commission expires July 28, 1963 J. R. Wyatt *Notary Public*

31618

WARRANTY DEED

FROM Hardie E. Skelley, unmarried

TO John N. Volz, et ux

STATE OF TENNESSEE, DAVIDSON COUNTY
Filed for record 24 day MAR A.D. 1961
at 12:37 o'clock P M
Noted in Book 98 Page 23
Recorded in Book Page
Recording Fee $2.20
JAMES P. WILSON, Register
By Deputy

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PG 351