K 3252

WARRANTY DEED — Form 1061 — Published by Tennessee Title Company

For and in consideration of the sum of $

One and no/100-- - - - ($1.00) - - - - - - - - - - - - DOLLARS

cash in hand to us paid by Effie Trotter, and for the love and affection which we have for my mother,

we, Charles Edward Trotter and wife, Rebecca Lee Trotter

have bargained and sold, and by these presents do transfer and convey unto the said Effie Trotter all of our right, title and interest in and to her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 27 in the plan of John H. Canaday's Subdivision of West Lawn, which plan is of record in book 332, page 90, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the westerly side of Canaday Avenue, and runs back between parallel lines 160 feet, more or less, to an alley.

Being the same property conveyed to Henry Trotter, by deed from Laura J. Coleman of record in Book 1097, page 309, Register's Office for said County; the said Henry Trotter having since died and having devised to Effie Trotter a life estate, and the remainder interest to her son Charles Edward Trotter by Will of record in Will Book _____, page _______, County Court Clerk's Office for Davidson County, Tennessee.

To have and to hold all of our right, title and interest in and to the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Effie Trotter, her heirs and assigns, forever.

And do covenant with the said that lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

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

Witness our hand s this 31 day of March, 1956.

x Charles Edward Trotter

x Rebecca Lee Trotter

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, A. C. Wintermeyer, a Notary Public in and for said County and State, the within named Charles Edward Trotter, the 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, this 31 day of March, 1956

Commission expires Oct 19 1956

A. C. Wintermeyer
Notary Public

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