K 3253

For and in consideration of the sum of ----------

TEN and no/100 ---------- ($10.00) ---------- *DOLLARS*

cash, and other good and valuable considerations, the receipt of which are hereby acknowledged,

I, George W. Drennan, Jr., *have bargained and sold, and by these presents do transfer and convey unto the said* Maddux Construction Company, Inc., a Tennessee corporation, its successors ~~xxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot 6-A in Bransford's Beaumont Place, a plan of which is of record in Book 332, page 38, Register's Office for said County.

Said Lot 6-A fronts 55 feet on the westerly side of Scott Avenue and extends back between parallel lines with the southerly margin of an alley, 165 feet to an alley in the rear.

Being the same real property conveyed to GeorgeW. Drennan, Jr., by deed from Joe Dawson, dated July 1, 1929, filed November 25, 1929, and recorded in Book 854, page 92, 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 Maddux Construction Company, Inc., a Tennessee corporation, its successors ~~xxxx~~ *and assigns, forever.*

And I *do covenant with the said* Maddux Construction Company, Inc. *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.*

And I, George W. Drennan, Jr., *do further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Maddux Construction Company, Inc., its successors ~~xxxx~~ *and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand this* 12th *day of* June, 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.*

George W. Drennan
George W. Drennon, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jno. C. Jeffords, *a Notary Public in and for said County and State,* George W. Drennan, Jr.

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 this 12th *day of* June, 19 61.

Nashville, Tennessee.

Jno. C. Jeffords
Notary Public
State at Large

Commission expires May 16th 1964

50126

WARRANTY DEED

FROM

GEORGE W. DRENNAN, JR.

TO

MADDUX CONSTRUCTION COMPANY, a Tennessee corporation

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of JUL A.D. 1961
at 2:03 o'clock P.M. and Page 321
Noted in Book 49
Recorded in Book ____ Page ____
Recording Fee $ 2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Frank S. King, Jr.

MAIL TO - Maddux Realty Co. - 4705 Charlotte Ave. - Nash.

G 277