BK 3343

WARRANTY DEED

For and in consideration of the sum of $10.00

Ten and No/100 *DOLLARS*

cash in hand paid by Buford Gray and wife, Fannie E. Gray and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Margaret M. Stevens *have bargained and sold, and by these presents do transfer and convey unto the said* Buford Gray and wife, Fannie E. Gray their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 2 on the Map of A. W. Hooker's Addition to East Nashville, as of record in Book 57, page 131, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the easterly side of McFerrin Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same real property conveyed to Thomas Porter Stevens and wife, Margaret M. Stevens, by deed from Turney L. Rich and wife, dated August 25, 1944, filed September 6, 1944, and recorded in Book 1302, page 176, said Register's Office, the said Thomas Porter Stevens having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Buford Gray and wife, Fannie E. Gray their *heirs and assigns, forever.*

And I *do covenant with the said* Buford Gray and wife, Fannie E. Gray *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 1962 taxes which have been prorated and assumed by the Purchaser.

And I, Margaret M. Stevens *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Buford Gray and wife, Fannie E. Gray their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand* this 20th *day of* February, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs Margaret M Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mack H. Webb, *a Notary Public in and for said County and State,* Margaret M. Stevens

the within named 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* 20th *day of* February, *19* 62.

Mack Webb
Notary Public

Commission expires 10/24/64

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day of FEB A.D. 1962 at 2:33 o'clock P.M.
Recorded in Book 1040 Page 245
Recording Fee $2.00
JAMES P. WILSON, Register
By Mc Summers Deputy Reg.

Compliments of

BUFORD GRAY, ET UX

TO

MARGARET M. STEVENS

WARRANTY DEED

FROM

85856

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