BK 3343

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - -

TEN AND NO/100 - DOLLARS

Cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged,

I, Nellie Mai Todd

have bargained and sold, and by these presents do transfer and convey unto the said N. M. Kelly and wife, A. B. Kelly, their

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

Land in Davidson County, Tennessee, being Lot No. 403 and the westerly 10 feet of Lot No. 401 of Block No. 21 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.
Said lot and part of lot adjoin and front together 60 feet on the northerly side of Idaho, formerly 5th Avenue, and run back between parallel lines, 150 feet to an alley.
Being the same property conveyed to Nellie Mai Todd, by deed from Jennie Jordan Rice, as of record in Book 2861, page 89, 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 N. M. Kelly and wife, A. B. Kelly, their heirs and assigns, forever.

And I do covenant with the said N. M. Kelly and wife, A. B. Kelly 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 taxes for 1962 which have been pro-rated and are assumed by the grantee.

And I, Nellie Mai Todd do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said N. M. Kelly and wife, A. B. Kelly, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26th day of February, 19 62

Nellie Mai Todd

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