K 3460

Book 3460 Page 213

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

Ten dollars cash and other good and valuable considerations -----DOLLARS

Cash in hand paid by Buford W. Hoots, receipt of which is hereby acknowledged,

I, Elise McRory Porter

have bargained and sold, and by these presents do transfer and convey unto the said Buford W. Hoots

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

Being the southerly 25 feet of Lot No. 46 and the northerly 40 feet of lot No. 45 on the Plan of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, page 158, Register's Office for said County.

Said parts of lots Nos. 45 and 46 front together 65 feet on the easterly saide of 19th Avenue South, formerly Avondale Avenue, and runs back between parallel lines 159 feet to an alley.

Being the same real property conveyed to Mary Gaunt McRory by two deeds, one from Home Owner's Land Corporation, dated June 29, 1939, filed June 29, 1939, and recorded in Book 1084, page 139, and the other from Elsie McRory, dated June 29, 1939, filed August 17, 1948, and recorded in Book 1635, page 171, 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 Buford W. Hoots his heirs and assigns, forever.

And I do covenant with the said Buford W. Hoots 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, Elise McRory Porter 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 W. Hoots his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 31st day of Oct., 19 62

+Mrs. Elise McRory Porter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named Elise McRory Porter

the 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 office, this 31st day of Oct., 19 62

Ruth Randolph
Notary Public

Commission expires May 11, 1965

29854

WARRANTY DEED

FROM Elise McRory Porter

TO Buford W. Hoots

FILED SALES REALTY CO.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day NOV 1962 M.
at 8:53 o'clock A.D.
Noted in Book 3460 Page 213
Recorded in Book Page
Recording Fee $2.00
Edwin J. Gilbert, Register
By Deputy Reg.

Tidwell Guinness

PG 213