K 3537

**WARRANTY DEED** MADISON TITLE COMPANY

For and in consideration of the sum of Ten & 00/100---------- DOLLARS ($10.00 ), Cash in hand paid, and for other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor herein expressly reserves unto herself a life estate in and to the premises conveyed as described hereinafter; therefore, I, Ella Nelson, an unmarried widow;

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Nelson, my son and Mattie Bloodworth, my daughter , as tenants in common,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Lots 1 and 2, Block 1, fronting 25 feet each on the east side of University street and running back between parallel lines 150 feet to an alley.

Being the same property as conveyed from John Logue, by warranty deed from Ella Nelson, as of record in Book [illegible], page [illegible], Register's office for Davidson County, Tennessee.

One of these tracts is improved and is known as Route no. 1, Old Hickory, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, having a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 29th day of April, 19 63

*Witness to mark of Ella Nelson

her mark

STATE OF TENNESSEE
COUNTY OF

Before me, James H. Hill, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ella Nelson, a widow, unmarried, the bargainor(s), 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 Madison, Tennessee, this, the 29th day of April, 19 63

My commission expires: Apr. 26, 1966

Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of MAY A.D. 19[illegible] at 1:19 o'clock P.M.
Noted in Book 4112 Page 243
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.50
[illegible] Register
By [illegible] D.C.

WARRANTY DEED
From Ella Nelson, a widow
To James Nelson and Mattie Bloodworth
62515

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

PG 594