K 3764

C/O to Lawrence Witt Sullivan, Atty.

WARRANTY DEED

For and in consideration of the sum of FIVE THOUSAND AND NO/100 ($5,000.00)---------- ---------- *DOLLARS*

Cash in hand paid by Nashville Bank and Trust Company, Trustee, the receipt of which is hereby acknowledged

we, Katherine Lawrence Taylor and husband, Daniel E. Taylor

have bargained and sold, and by these presents do transfer and convey unto the said Nashville Bank & Trust Company, Trustee with full power to Mortgage, sell or transfer without the joinder of any beneficiary, their successors or assigns ~~heirs and assigns~~ *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 2nd Ward of the City of Nashville, Davidson County, Tennessee, being part of the Scott Five Acre Tract, and the southeast corner of Lot No. 171 on the Plan of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, as of record in book 21, page 41, Register's Office for said County, described as follows:
Beginning on the westerly margin of 12th Avenue, North, formerly Florence Street at a point 9 feet north of the southeast corner of said Lot No. 171; thence with the westerly margin of said Avenue, southwardly 38 feet to the northeast corner of the property conveyed to W. B. Reed by deed from R. W. Turner, Trustee, of record in book 457, page 289, said Register's Office; thence with said Reed's northerly line, westwardly 156 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 58 feet to the southwest corner of a nine foot strip conveyed to James Mahon and wife, by deed from Hugh L. Beaty of record in book 113, page 501, said Register's Office; thence with said Mahon's southerly line, eastwardly 156 feet, more or less, to the beginning.
This property is improved and known as 1531 12th Avenue, North, Nashville, Tennessee.
Said property was devised to Katherine Lawrence Taylor by will of John Lawrence, deceased, of record in Will Book 79, page 198, County Court for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nashville Bank & Trust Company, Trustee as aforesaid, its successors and ~~heirs and~~ *assigns, forever.*

And we *do covenant with the said* Nashville Bank & Trust Company, Trustee *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered*x, except for 1964 Metro Taxes which have been prorated and assumed by buyer.

And we, Katherine Lawrence Taylor and Husband, Daniel E. Taylor *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Nashville Bank & Trust Company, Trustee their successor or assigns, ~~heirs and assigns~~ *against the lawful claims of all persons, whomsoever.*

Witness our hands *this* 18th *day of* May, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOCUMENTARY 50 CENTS 50

DOCUMENTARY UNITED STATES INTERNAL REVENUE 5 5

Katherine Lawrence Taylor
KATHERINE LAWRENCE TAYLOR

Daniel E. Taylor
DANIEL E. TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. Harold Bigham, *a Notary Public in and for said County and State,* Katherine Lawrence Taylor and Daniel E. Taylor

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee *this* 18th *day of* May, *19* 64

W. HAROLD BIGHAM NOTARY PUBLIC DAVIDSON COUNTY, TENN.

W. Harold Bigham
Notary Public

Commission expires 4/22/67

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