~~~~ 6521 ~~~ 331

Title Letter

WARRANTY DEED | J. R. WEST FORM | THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of

One ($1.00) and no/100 - DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged,

We, W. W. Espey and wife, Mable Espey

have bargained and sold, and by these presents do transfer and convey unto the said Alice McMahon, Trustee for the purpose of and with full power and authority to ~~re-convey the land hereinafter described to the said W.W.Espey and wife,Mable~~ Espey so as to create an estate by the entirety, her successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

FIRST TRACT: Being lot No. 100 on the Map of S. A. Champion's Subdivision of certain lots in the Harding Plan, as of record in book 161, page 132, Register's Office for said County.
Said lot No. 100 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Champion Avenue, and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to W. W. Espey by deed from Commerce Union Bank, of record in book 975, page 322, said Register's Office.

SECOND TRACT: Being the easterly one-half of lot No. 46 on the plan of Trimble's National Hill Addition, as of record in book 21, pages 103 and 121, Register's Office for said County.
Said part of lot No. 46 fronts 25 feet on the southerly side of Garden Street and runs back between parallel lines 120 feet to an alley.
Being the same property conveyed to W. W. Espey by deed fromJames Thomas Ward, Jr. of record in book 1126, page 60, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED
~~~~

BOOK 652 PAGE 395

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alice McMahon, Trustee, her successors, heirs and assigns, forever.

And we do covenant with the said Alice McMahon, 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.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alice McMahon, Trustee, her successors, heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 21st day of February, 1946.

A. N. Espey

Mabl Espey

Recorded

BOOK 6521 PAGE 396

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, E B Skelton, a Notary Public in and for said County and State, the within named W. W. Espey and wife, Mable Espey

the 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 21 day of Feb, 1946

E B Skelton, Notary Public

Commission Expires Apr 5-1949

STATE OF
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____

_____, Notary Public

Commission Expires _____

21 (1) 49630

WARRANTY DEED

FROM

W. W. Espey and wife

TO

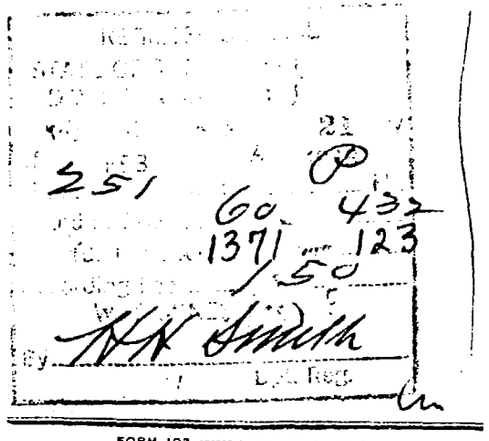
Alice McMahon, Trustee

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.



FORM 103 FOSTER & PARKES CO., NASHVILLE

75
90

FEB 21 1985

JNO. [illegible]
DAVIDSON COUNTY

Re-Record
I 92611

IDENTIF. REFERENCE

MAR 28 3 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Recorded
BOOK 6521 PAGE 397

3397 [illegible] 03/28/85 00- [illegible] CHECK