WARRANTY DEED

Published by Tennessee Title Company

For and in consideration of the sum of $6,672.43) Six Thousand Six Hundred Seventy-Two and 43/100 - DOLLARS cash in hand paid the receipt of which is hereby acknowledged and the assumption of an unpaid balance of $6,327.57 of an original Note executed by John A. Wright and wife, to E. A. Covington, Trustee, of record in Book 1311, page 319, to secure Union Trust Company, Inc., which note was dated August 22, 1946 in the original amount of $6,500.00.

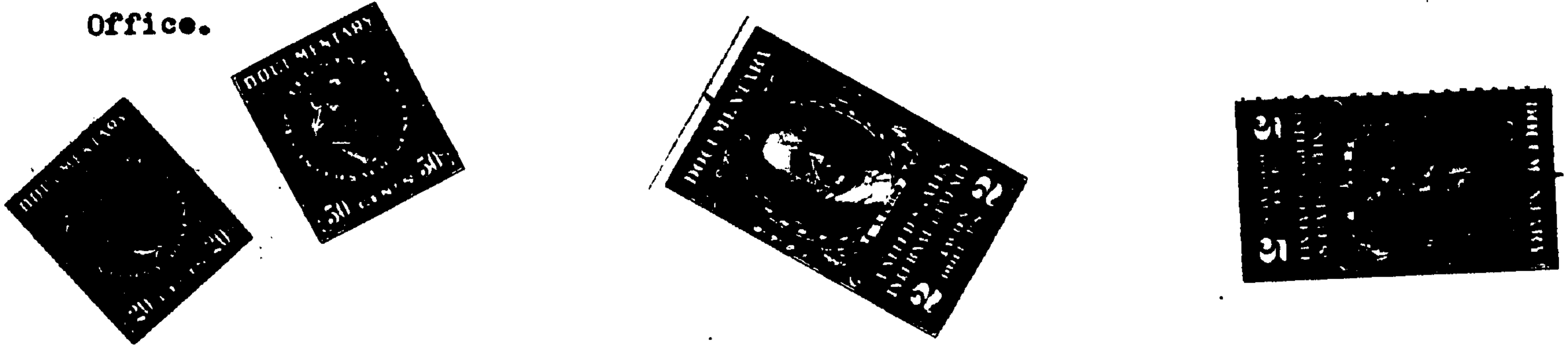
John A. Wright and wife, Louise Wright

have bargained and sold, and by these presents do transfer and convey unto the said William A. Sims and wife, Ollie E. Sims 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. 38 and the westerly 25 feet of Lot No. 39 on the Map of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County.

Said Lot and part of lot adjoin and front together 75 feet on the south side of Ben Allen Road, or Jere Baxter Avenue, and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to John A. Wright and wife, Louise Wright, by deed from Mrs. E. B. Craig, a widow, of record in Book 1336, page 42, 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 William A. Sims and wife, Ollie E. Sims their heirs and assigns, forever.

And we do covenant with the said William A. Sims and wife, Ollie E. Sims 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. , except taxes for 1947 which are assumed by the purchaser, the same having been pro-rated as of the date hereof.

And we, John A. Wright and wife, Louise Wright, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William A. Sims and wife, Ollie E. Sims heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 19th day of April, 1947.

John A. Wright
Louise Wright

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary C. Mammarelli, a Notary Public in and for said County and State, the within named John A. Wright and wife, Louise Wright 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 day of April, 1947.

Commission expires July 7, 1949

Mary C. Mammarelli
Notary Public