K 1492

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 4,600.00,

- - - - - - FOUR THOUSAND SIX HUNDRED AND NO/100 - - - - - - - - - - DOLLARS

Of which $649.03 has been paid in cash by Josie S. Brown, receipt of which is hereby acknowledged, and for the remainder grantee herein assumes and agrees to pay the unpaid balance of $3,950.97, of a note in the original amount of $4,250.00, with 6% interest, both principal and interest payable $31.44 monthly, said note being payable to Nashville Trust Co., executed by grantors herein, secured by deed of trust of record in Book 1366, page 174, Register's Office for Davidson County, Tennessee,
we, Floyd Mack McGahey and wife, Virginia L. McGahey,
have bargained and sold, and by these presents do transfer and convey unto the said Josie S. Brown, for her sole and separate use, free from the debts and contracts of her present or any future husband, with full power vested in her to sell, mortgage or otherwise convey, as if she were a feme sole, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly 50 feet of Lot No. 35 on the Plan of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for said County.

Said part of Lot No. 35 fronts 50 feet on the northerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Floyd Mack McGahey and wife, Virginia L. McGahey, by deed from L. C. Cuniff and wife, of record in Book 1385, page 44, said Register's Office.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Josie S. Brown, her heirs and assigns, forever.

And we do covenant with the said Josie S. Brown, 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 as herein set out, and by 1947 taxes which are pro-rated and assumed by the purchaser.
And we, Floyd Mack McGahey and wife, Virginia L. McGahey, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Josie S. Brown, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of June, 1947

Floyd Mack McGahey

Virginia L. McGahey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Edwards, a Notary Public in and for said County and State, the within named Floyd Mack McGahey and wife, Virginia L. McGahey, 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 June, 1947.

LOUISE EDWARDS NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission Expires July 8-1947

Louise Edwards
Notary Public

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