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G 443

R.L. 10875

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $----------$5000.00----------
----------FIVE THOUSAND AND NO/100----------DOLLARS
cash in hand paid by Woodroe O. Ferguson and wife, Daisy Ferguson, receipt of which is hereby acknowledged,

we, Josephine Palmer Wade and husband, Alton D. Wade have bargained and sold, and by these presents do transfer and convey unto the said Woodroe O. Ferguson and wife, Daisy Ferguson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 54 on the Map of the Subdivision of the A.V.S. Lindsley 29 acre tract, as of record in Book 57, page 66, Register's Office for said County.
Said lot fronts 50 feet on the north side of Forest Avenue and runs back between parallel lines 150 feet to an alley.
Being property devised to Josephine Palmer Wade under the will of James Palmer, deceased, of record in Will Book 39, page 358, in the Office of the County Court Clerk.

[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 Woodroe O. Ferguson and wife, Daisy Ferguson their heirs and assigns, forever.

And we do covenant with the said Woodroe O. Ferguson and wife, Daisy Ferguson 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 the year 1947 which have been pro-rated and assumed by the grantees herein.

And we, Josephine Palmer Wade and husband, Alton D. Wade do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Woodroe O. Ferguson and wife, Daisy Ferguson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 20 day of June, 1947

Josephine Palmer Wade

Alton D. Wade

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Margaret Doyle, a Notary Public of said County and State, the within named Josephine Palmer Wade and husband, Alton D. Wade

the bargainor s, 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 20 day of June

Commission expires Jan 12 - 1949

Mrs. Margaret Doyle
Notary Public