1536

1108

WARRANTY DEED

Form used by Tennessee Title Company

For and in consideration of the sum of $-------$9,472.25----------

----NINE THOUSAND FOUR HUNDRED SEVENTY TWO AND 25/100--------- DOLLARS

Cash in hand paid by James R. Pearson and wife, Clara Myrtle Pearson, receipt of which is hereby acknowledged,

we, A. C. Briggs, Sr. and wife, Georgia Burton Briggs have bargained and sold, and by these presents do transfer and convey unto the said James R. Pearson and wife, Clara Myrtle Pearson their 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. 9 of Block "A", on the Map of the Re-Subdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.
Said Lot No. 9 fronts 60 feet on the southerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.
Being part of the property conveyed to A. C. Briggs, Sr., by deed from Janie Countryman and husband, of record in Book 1466, page 531, said Register's Office.

The above property is subject to restrictions in Book 1066, page 225, as amended in Book 1066, page 511, and recorded in Book 1108, page 689 RODC.

The plan in Book 974, pages 56 and 57, shows an 8-foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Pearson and wife, Clara Myrtle Pearson their heirs and assigns, forever.

And we do covenant with the said James R. Pearson and wife, Clara Myrtle Pearson that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered except taxes for the year 1947 which have been pro-rated.

And we, A. C. Briggs, Sr. and wife, Georgia Burton Briggs do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James R. Pearson and wife, Clara Myrtle Pearson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10 day of October, 1947.

A. C. Briggs Sr.

Georgia Burton Briggs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edwin E. Carlson, a Notary Public in and for said County and State, the within named A. C. Briggs, Sr. and wife, Georgia Burton Briggs

the bargainers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand at Nashville, Tennessee, this 10 day of October, 1947.

Commission expires: 7/7/48.

Notary Public

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