K 1540

WARRANTY DEED — Published by Tennessee Title Company

13500

For and in consideration of the sum of $ 10.00

Ten and No/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Luther T. Durham and wife, Maggie L. Durham, and other good and valuable considerations, the receipt of all of which is here by acknowledged, and the further consideration that the grantees herein do hereby assume and agree to pay the unpaid principal balance of a note executed by John F. Callis, Jr. and wife, Mary Deane Weedy Callis to Albert H. Thomas, Trustee, dated July 28, 1947, and of record in book 1519, page 495, Register's Office for Davidson County, Tennessee.

have bargained and sold, and by these presents do transfer and convey unto the said Luther T. Durham and wife, Maggie L. Durham their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly 15 feet of lot No. 1018 and all of lots 1020, 1022, and 1024 of block No. 159, Plan No. 1, West Nashville, as of record in book 57, pages 74 and 75, Register's Office for said County.

Said part of lot No. 1018 and all lots Nos. 1020, 1022 and 1024, front together 100 feet on the southerly side of Indiana Avenue and run back between parallel lines with the easterly margin of 52nd Avenue North, formerly 11th Street, 150 feet to an alley.

Being the same property conveyed to John F. Callis, Jr. and wife, Mary Deane Weedy Callis, by deed from E. T. Dozier and wife, of record in book 1512, page 329, said Register's Office.

Taxes for 1947 have been pro rated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Luther T. Durham and wife, Maggie L. Durham their heirs and assigns, forever.

And we do covenant with the said Luther T. Durham and wife, Maggie L. Durham 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 we, John F. Callis, Jr. and wife, Mary Deane Weedy Callis do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Luther T. Durham and wife, Maggie L. Durham their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17 day of November 1947

John F. Callis, Jr.

Mary Deane Weedy Callis

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. R. Ferguson, a Notary Public in and for said County and State, the within named John F. Callis, Jr. and wife, Mary Deane Weedy Callis

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 17th day of November, 1947

Commission expires [illegible]

H. R. Ferguson
Notary Public

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