1561

WARRANTY DEED

For and in consideration of the sum of $400.00

Four-Hundred and No/100 - - - - **DOLLARS**

Cash in hand paid by John A. Lafferty and wife, June Lafferty, the receipt of which is hereby acknowledged.

We, John Blazer and wife, HenryEtta Blazer

have bargained and sold, and by these presents do transfer and convey unto the said John A. Lafferty and wife, June Lafferty

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. 17 on the Plan of Joywood Heights, Section III, not of record, and described according to a copy of a survey by W. W. Turner Company, Engineers, January 15, 1948, as follows:

Beginning at a point in the southerly margin of Capitol View Avenue, at the common corner of Lot No. 17 and the lot owned by Jim Johnson; thence with Johnson's east line, south 4 degrees 30' west 330 feet to a point in the line of Lot No. 21; thence with the line of Lot No. 21, south 86 degrees east 115 feet to the corner of Lot No. 18; thence with the line between lots Nos. 17 and 18, north 4 degrees 30' east 328.6 feet to a point in the southerly margin of Capitol View Avenue; thence with the margin of the same north 85 degrees 30' west 112.8 feet to the point of beginning.

Being the same property conveyed to John Blazer by deed from Myrtle Grace Kirkpatrick and husband, of record in Book 1518, page 437, Register's Office for said County.

[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 John A. Lafferty and wife, June Lafferty

their **heirs and assigns, forever.**

And we **do covenant with the said** John A. Lafferty & wife, June Lafferty **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.**

And We, John Blazer and wife, HenryEtta Blazer **do further convenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** John A. Lafferty & wife, June Lafferty

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 26th **day of** February, **19** 48

John P. Blazer.

HenryEtta Blazer

The said John Blazer and the said John P. Blazer are one and the same person.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Hilman Barnard, **a Notary Public in and for said County and State, the within named** John Blazer and wife, HenryEtta Blazer

the bargainor, 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 office, this 26th **day of** February, **19** 48

Commission expires January 8, 1949

Mrs. Hilman Barnard
Notary Public

509