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WARRANTY DEED

For and in consideration of the sum of ($700.00)
Seven hundred and oo/loo DOLLARS
cash in hand paid by Mike Ward Jr and wife Gloria E.Ward, receipt of which is hereby acknow ledged.

I, Edward L.Taylor (unmarried)

have bargained and sold, and by these presents do transfer and convey unto the said Mike Ward Jr andwife Gloria E.Ward,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Being lot number 42 on the Map of Joywood Heights,Section 1, as of record in Book 1130,page 91 of the Register's Office for Davidson County,Tennessee.

Said lot number 42 fronts seventy-five (75) feet on the southerly side of Wesley Avenue and runs back 187 feet on the westerly line and 185.2 feet on the easterly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Edward L.Taylor by deed from Allen Dobson and wife, of record in Book 1415,page 233 of the Register's Office for Davidson County, Tennessee.

Said land is conveyed subject to the restrictive covenants contained in an instrument executed by Allen Dobson, dated March 4,1946, of record in Book 1373,page 98 of the Register's Office for Davidson County,Tennessee.

Easement for public utility purposes as shown on plan of record in Book 1130,page 91 of the Register's Office for Davidson County,Tennessee.

Taxes for the year 1948 prorated as of date of deed and assumed by purchasers.
One free water tap furnished with the above described lot number 42.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mike Ward,Jr and wife Gloria E.Ward
their heirs and assigns, forever.

And I do convenant with the said Mike Ward Jr and wife Gloria E.Ward
that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Edward L.Taylor,
do further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mike Ward Jr and wife Gloria E.Ward
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of March, 1948

Edward L Taylor

STATE OF TENNESSEE
Davidson County

Personally appeared before me, K.H.McKee, a Notary Public in and for said County and State, the within named Edward L.Taylor

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of March

Commission expires April 3,1948

K H McKee
Notary Public

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