K 1641

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ SEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100 - - - - - - - - - - - - - - - - ($7,950.00) - - - - - - - - - - - - - - - - DOLLARS

of which $6,055.22 has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder, namely, $1,894.78, the purchasers hereby assume and agree to pay the unpaid balance of the mortgage executed by J. M. Williams and wife, Amelia Williams to G. A. Ralston, Trustee, of record in Book 1219, page 205, Register's Office for Davidson County, Tennessee, we

J. M. WILLIAMS AND WIFE, AMELIA WILLIAMS

have bargained and sold, and by these presents do transfer and convey unto the said GEORGE F. BRANCH AND WIFE, MAY W. BRANCH,

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. 2 of Block "A" on the Map of Woodbine Courts, Part I, as of record in Book 1130, page 39 Register's Office for said County.
Said Lot No. 2 of Block "A" fronts 75 feet, on the northerly side of East Morton Avenue and runs back between lines, 224.1 feet on the easterly line and 225.4 feet on the westerly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to J. M. Williams and wife, Amelia Williams, by deed from Woodbine Courts, Inc. of record in Book 1217, page 39, said Register's Office.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GEORGE F. BRANCH AND WIFE, MAY W. BRANCH,

their heirs and assigns, forever.

And we do covenant with the said GEORGE F. BRANCH AND WIFE, MAY W. BRANCH that we are lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as appears of record.
And We, J. M. Williams and wife, Amelia Williams do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GEORGE F. BRANCH AND WIFE, MAY W. BRANCH, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of October, 1948.

J. M. Williams
Amelia Williams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named J. M. Williams and wife, Amelia Williams

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 Nashville, Tennessee, this 1st day of October, 1948.

My commission expires July 11, 1951.

O. G. Jones
O. G. Jones, Notary Public

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