K 1729

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $7173.61

Seven Thousand, One Hundred Seventy Three and 61/100----------DOLLARS

of which the sum of $750.00 has been paid in cash, the receipt of which is hereby acknowledged, and the assumption of a deed of trust executed by James W. Manley and wife, to Miller Kimbrough, Tr. to secure Kimbrough-Phillips Co. one note dated Nov. 18, 1947 for $6850.00 Said note has been paid down to $6423.61, and is payable $38.56 monthly which includes principal and interest at 4% per annum, however, the taxes and insurance being payable monthly make payments $49.30.

Said deed of trust is of record in Book 1591, page 97 Register's Office for Davidson County, Tenn. ,

We, James W.Manley and wife, Mary M. Manley

have bargained and sold, and by these presents do transfer and convey unto the said Edward L.Bruce and wife, Mable Bruce

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. 2 on the Map of Batson and Williams' Subdivision, of record in Book 1424, page 30, Register's Office for said County. Said Lot No. 2 fronts 50 feet on the southerly side of Ordway Place and runs back between parallel lines 155.5 feet to a dead line.
Being the same property conveyed to James W.Manley and wife, Mary M. Manley, by deed from V.M.Williams et al, of record in Book 1541, page 15, 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 Edward L. Bruce and wife Mable Bruce their heirs and assigns, forever.

And we do covenant with the said Edward L. Bruce and wife, Mable Bruce 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, James W.Manley and wife, Mary M.Manley do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward L.Bruce and wife, Mable Bruce their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14 day of July, 1949.

James W. Manley

Mary M. Manley

A. G. LURRY NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, A. G. Lurry, a Notary Public in and for said County and State, the within named James W.Manley and wife, Mary M.Manley

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 14 day of July, 1949

Commission expires My Commission Expires Oct. 8, 1952

A. G. Lurry
Notary Public

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