K 1729

WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of $ One and No/100- ($1.00)- - - - - - - - - - - - - - - - DOLLARS cash in hand paid by William Anderson Ponder, Jr., and wife, Grace Mae Ponder, and for other good and valuable consideration, receipt of all of which is hereby acknowledged, and in further consideration the said Ponder and wife have assumed and agree to pay an indebtedness in the sum of $6,197.60 owing to First Federal Savings and Loan Association of Nashville. Said indebtedness being the balance owing on a mortgage note originally in the sum of $6,450.00 which said note is secured by a deed of trust recorded in Book 1572, page 231, Register's Office for Davidson County, Tennessee, we Emory E. Beard and wife, Viola Beard have bargained and sold, and by these presents do transfer and convey unto the said * * * * * * * WILLIAM ANDERSON PONDER, JR., AND WIFE, GRACE MAE PONDER * * * * * * * * 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. 49 on the Map of Neil S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for said County.

Said lot No. 49 fronts 50 feet on the westerly side of McFerrin Avenue, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Emory E. Beard and wife, Viola Beard by deed from A.H. Herring, unmarried, of record in Book 1561, page 19, Register's Office for said County.

This conveyance is subject to all restrictive covenants, easements and set-back lines as are applicable to the property above described.

In addition to the above conveyance the grantors herein hereby transfer to the grantees herein all funds held in escrow for the purpose of paying taxes and insurance premiums: said escrow account being in the hands of First Federal Savings and Loan Association of Nashville, in connection with the above mentioned deed of trust.

DOCUMENTARY 50 cents 50 DOCUMENTARY 5 cents 5

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Anderson Ponder, Jr., and wife, Grace Mae Ponder, their heirs and assigns, forever.

And we do covenant with the said William Anderson Ponder, Jr., and wife, Grace Mae Ponder 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 hereinabove stated and taxes for 1949 which have been expressly assumed by the grantees.

And We, Emory E. Beard and wife, Viola Beard do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Anderson Ponder, Jr., and wife, Grace Mae Ponder, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 18 day of July, 1949.

Emory E. Beard

Viola Beard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe W. Rives, a Notary Public in and for said County and State, the within named Emory E. Beard and wife, Viola Beard, 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 18 day of July, 1949.

NOTARY PUBLIC DAVIDSON CO.

Commission expires July 9th, 1951. Notary Public

P G 535