K 1734

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) and --- 00/100 DOLLARS cash in hand paid by S. Carmack Garvin and wife, LaVenia T. Garvin and other good and valuable considerations, the receipt for all of which is hereby acknowledged and the said S. Carmack Garvin and wife, assume the payment of one note for the sum of $2,250.00 together with interest thereon from date hereof at 6% per annum, same falling due on or before Feb. 17, 1950, and also one note for the unpaid balance of $194.08 which represents the unpaid balance of a note in the original sum of $1,700.00 and which is payable in monthly installments of $32.86 each, which includes interest and principal, said notes are secured by deed recorded in book 1314, page 209, Register's Office for Davidson County, Tennessee., We, S. H. Nixon and wife, Mattie B. Nixon have bargained and sold, and by these presents do transfer and convey unto the said S. Carmack Garvin and wife, LaVenia T. Garvin, 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 part of lot No. 154 on the plan of the Boyd Home Tract, as of record in book 21, page 39, Register's Office for said County, described as follows:
Beginning on the northerly margin of Hayes Street, at a point 50 feet east of the easterly margin of 20th Avenue North, formerly Boyd Street; thence with the northerly margin of Hayes Street, eastwardly 50 feet; thence at right angles, northwardly 180 feet, more or less, to the southerly margin of an alley; thence with said alley, westwardly 50 feet; thence at right angles, southwardly 180 feet, more or less, to the beginning.
Being the same property conveyed to S. H. Nixon and wife, Mattie B. Nixon, by deed from Alfred S. Price and wife, of record in book 1314, page 209, 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 S. Carmack Garvin and wife, LaVenia T. Garvin, their heirs and assigns, forever.

And we do covenant with the said S. Carmack Garvin and wife, LaVenia T. Garvin 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 herein stated and the 1949 State and County taxes and the 2nd installment of 1949 City taxes which have been pro rated and assumed by purchaser.

And we, S. H. Nixon and wife, Mattie B. Nixon do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said S. Carmack Garvin and wife, LaVenia T. Garvin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25 day of August, 1949.

S. H. Nixon

Mattie B. Nixon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fannie R. Wright, a Notary Public in and for said County and State, the within named S. H. Nixon and Mattie B. Nixon the bargainors, 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 25 day of August, 1949.

Commission expires July 7, 1952.

Fannie R. Wright
Notary Public

FOSTER & PARKES CO., NASHVILLE

PG 245