K 1755

For and in consideration of the sum of ($5.00)

- - - - - - - - - - Five & No/100 - DOLLARS

cash in hand paid by Clarence C. Allen and wife, Susie S. Allen, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of a note to secure Fidelity Federal Savings and Loan Association of Nashville, said note being in the original amount of $6000.00, dated April 15th, 1946, and being fully described in a deed of trust executed by Robert B. Mercer and wife, Janes E. Mercer to Louis Leftwich, Jr., Trustee, of record in Book 1351, page 260, Register's Office for Davidson County, Tennessee, we, Robert B. Mercer and wife, Jane E. Mercer, have bargained and sold, and by these presents do transfer and convey unto the said

Clarence C. Allen and wife, Susie S. Allen,

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. 87 on the Map of Maynor Place, as of record in Book 843, page 24, Register's Office for said County.
Said Lot No. 87 fronts 60 feet on the northerly side of Iverson Avenue and runs back 145 feet on the easterly line and 138.40 feet on the westerly line to a dead line, measureing 60¼ feet thereon.
Being the same property conveyed to Robert B. Mercer and wife, Jane E. Mercer, by deed from H. H. Richardson and wife, of record in Book 1383, page 696, 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 Clarence C. Allen and wife, Susie S. Allen, their heirs and assigns, forever.

And we do convenant with the said Clarence C. Allen and wife, Susie S. Allen, 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 the taxes for the year 1949 which have been pro rated and assumed by the grantees herein.

And we, Robert B. Mercer and wife, Jane E. Mercer, do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence C. Allen and wife, Susie S. Allen, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of August, 19 49

Robert B. Mercer

Jane E. Mercer

[redacted] Virginia

STATE OF ~~TENNESSEE~~
~~Davidson County~~
CITY OF MARTINSVILLE

Personally appeared before me, H. Ray Stimatt, a Notary Public in and for said City and State, the within named Robert B. Mercer and wife, Jane E. Mercer, 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 office, this 1st day of ~~August~~ SEPTEMBER, 19 49

H. RAY STIMATT NOTARY PUBLIC CITY OF MARTINSVILLE

Commission expires April 27, 1952

H. Ray Stimatt
Notary Public

WARRANTY DEED

FROM
Robert B. Mercer and wife

TO
Clarence C. Allen and wife

STATE OF TENN. DAVIDSON CO.
Received for rec 3 day SEP 1949 at 10:42 AM
Dpt. Reg.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
223 Third Ave., North
NASHVILLE, TENN.

G 433