K 1759

WARRANTY DEED Form 100 Published by Tennessee Title Company

For and in consideration of the sum of $ Ten - - - - - - - - - - - - - - - - - - NO/100

- - - - - - - - - - - - - - - - - -($10.00) - - - - - - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by James M. Waggoner and wife, Ida H. Waggoner the balance of an indebtedness in the amount of $1751.93 secured by a deed of trust executed by Bonnie B. Berryman and wife, Frances C. Berryman, to Louis Leftwich, Jr., Trustee, of record in book 1622, page 171 R.O. D. C., to secure to Fidelity Federal Savings & Loan Association of Nashville, the payment of a note dated June 28, 1948, for $2200.00, with interest at the rate of 6% per annum, said principal and interest shall be payable $42.54 monthly, to be applied first to interest and the remainder to principal.

[redacted]

Bonnie B. Berryman and wife, Frances C. Berryman have bargained and sold, and by these presents do transfer and convey unto the said James M. Waggoner and wife, Ida H. Waggoner, 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. 34 on the plan of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in book 547, page 199, Register's Office for said County.
Said lot No. 34 fronts 50 feet on the southerly side of Wyoming Avenue and runs back on the easterly line 212.7 feet and on the westerly line 204 feet to an alley, measuring 50.6 feet thereon.
Being the same property conveyed to Bonnie B. Berryman and wife, Frances C. Berryman, by deed from Kermit J. Esther and wife, of record in book 1514, page 524, 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 James M. Waggoner and wife, Ida H. Waggoner their heirs and assigns, forever.

And we do covenant with the said James M. Waggoner and wife, Ida H. Waggoner 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 1949 taxes, which have been pro-rated and assumed by the buyer.
And we, Bonnie B. Berryman and wife, Frances C. Berryman do further covenant and bindourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James M. Waggoner and wife, Ida H. Waggoner their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3 day of October, 1949

Bonnie B Berryman

Frances C Berryman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sterling B. Edwards Jr., a Notary Public in and for said County and State, the within named Bonnie B. Berryman and wife, Frances C. Berryman, 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 Nashville, Tennessee, this 3 day of October, 1949

Commission expires October-8-1952

Sterling B. Edwards Jr.
Notary Public

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