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WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Five Hundred Fifty and No/100- ($550.00)- DOLLARS cash in hand paid by T.F. Graham and wife, Gladys V. Graham, receipt of which is hereby acknowledged, and in further consideration the said T.F. Graham and wife, Gladys V. Graham have assumed and agree to pay an indebtedness in the sum of $5,786.76 owing to First Federal Savings and Loan Association of Nashville. Said indebtedness being secured by two deeds of trust, one of which is of record in Book 1478, page 615, and the other is of record in Book 1567, page 415, Register's Office for Davidson County, Tennessee.

We, John George Garrett, Sr., and wife, Thelma L. Garrett have bargained and sold, and by these presents do transfer and convey unto the said * * * * * * * * * * * T.F. GRAHAM AND WIFE, GLADYS V. GRAHAM * * * * * * * * * * * * 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. 217 on the Map of Joywood Heights Subdivision, Section 2, of record in Book 1130, page 92, Register's Office for said County.

Said Lot No. 217 is described as follows:

Beginning at a point in the southwesterly margin of Woodyhill Drive at the corner of Lots Nos. 216 and 217; thence with the line between said lots southwesterly 240.3 feet; thence north 2° 55' east 199 feet to the south margin of an unnamed 50-foot street; thence with the margin of the same easterly 172.3 feet to a concrete monument at the beginning of a curve; thence around said curve southeasterly 31.4 feet to another concrete monument in the margin of Woodyhill Drive and continuing southerly with Woodyhill Drive 13.3 feet to another concrete monument and continuing south with Woodyhill Drive along a slight curve 33.7 feet to the beginning.

Being the same property conveyed to John George Garrett, Sr., and wife, Thelma L. Garrett by deed from Adkisson Homes, Incorporated, of record in Book 1556, page 419, said Register's Office.

The escrow account for taxes and insurance premiums in connection with the above mentioned loan is hereby transferred from the grantors to the grantees.

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T.F. Graham and wife, Gladys V. Graham their heirs and assigns, forever.

And we do covenant with the said T.F. Graham and wife, Gladys V. Graham 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 above stated

And We, John George Garrett, Sr., and wife, Thelma L. Garrett do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said T.F. Graham and wife, Gladys V. Graham their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7 day of December, 19 49.

John George Garrett Sr.
Thelma L. Garrett

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 John George Garrett, Sr., and wife, Thelma L. Garrett 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 7 day of December, 19 49.

Commission expires July 9th, 1951.

Joe W. Rives
Notary Public

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