50

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $1.00 -

- - - - - - - - - - - - - - ONE AND NO/100- - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Virgil W. Wise, have bargained and sold, and by these presents do transfer and convey/my entire interest unto the said Jaunita J. Wise, her heirs and assigns,/in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 102 on the Map of Benedict Land Company's Subdivision of record in Book 332, page 40, Register's Office for said County.

Said Lot No. 102 fronts 50 feet on the westerly side of Stockell Street and runs back between parallel lines 176 feet more or less to an alley.

Being the same property conveyed to Virgil W. Wise and wife, Jaunita J. Wise, by deed from John H. Matthews and wife, Ina Davis Matthews, of record in Book , page , said Register's Office.

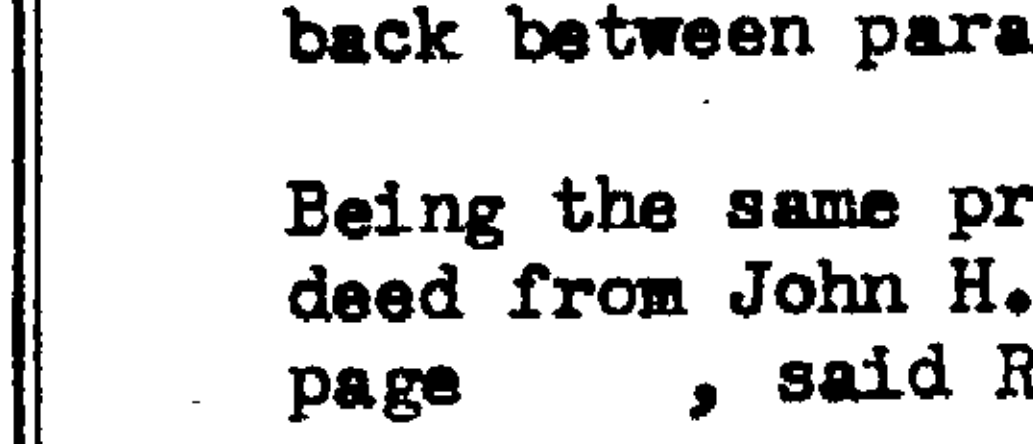
This conveyance is made subject to a Deed of Trust of record in Book 1498, page 419, Register's Office for Davidson County, Tennessee, to secure Marvin K. Barry, Trustee, a note dated June 1, 1947, in the amount of $6750.00, payable $43.90 per month including principal and interest; this conveyance is also subject to restrictive covenants of record in Book 447, page 191 and in Book 841, page 142, Register's Office for Davidson County, Tennessee.

To have and to hold/my entire interest in and to the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jaunita J. Wise, her heirs and assigns, forever.

And I do covenant with the said Jaunita J. Wise, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for the year 1949 which are assumed by the Grantee herein and as hereinabove set out.

And I, Virgil W. Wise, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jaunita J. Wise, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23rd day of August, 1949.



Virgil W. Wise

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Calvin Cockrill, a Notary Public in and for said County and State, the within named Virgil W. Wise, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 1949.

Commission expires April 2, 1950

Calvin Cockrill
Notary Public