1809

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 -

TEN & NO/100 - DOLLARS

Cash in hand paid by Claude H. Claytor and wife, Pauline Claytor, and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption and agreement to pay the remaining unpaid balance of a note in the original amount of $7,000.00, executed by Harold L. Ballou and wife, payable to Investors Syndicate, dated December 19, 1946, with interest at 4% per annum, payable as set out therein and secured by a deed of trust of record in Book 1437, page 193, and re-recorded in Book 1438, page 9, Register's Office for Davidson County, Tennessee,

We, J. M. Willis and wife, Pauline Willis



have bargained and sold, and by these presents do transfer and convey unto the said Claude H. Claytor and wife, Pauline Claytor 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. 82 on the Map of Joywood, as of record in Book 97h, page 45, Register's Office for said County.
Said Lot No. 82 fronts 50 feet on the northerly side of Edwards Avenue and runs back between parallel lines 175 feet to a dead line.
Being the same property conveyed to J. M. Willis and wife, Pauline Willis, by deed from Harold L. Ballou and wife, of record in Book 1560, page 355, 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 Claude H. Claytor and wife, Pauline Claytor their heirs and assigns, forever.

And we do covenant with the said Claude H. Claytor and wife, Pauline Claytor 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 set out, and by 1950 taxes which are pro-rated and assumed by the purchasers.
And we, J. M. Willis and wife, Pauline Willis do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Claude H. Claytor and wife, Pauline Claytor their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of March, 1950.

J. M. Willis

Pauline Willis

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence D. Richards, a Notary Public in and for said County and State, the within named J. M. Willis and wife, Pauline Willis

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 8th day of March, 1950.

LAWRENCE D. RICHARDS

Commission expires July 11, 1950

Lawrence D. Richards
Notary Public

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