K 1849

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $10.00----------

Ten and no/100---------- DOLLARS

cash in hand paid by Lee D. Walton and wife, Mary Ann Walton, the receipt of which is hereby acknowledged, other good and valuable consideration, and subject to a 1st mortgage lien in the balance amount of approximately $3,000.00 as set out in a Vendor's lien retained in the deed from A. E. Poteat & wife to V. H. Willis & wife, of record in Bk. 1282, pg. 182 and subject to a 2nd mortgage balance of $10,580.00 as set out in a Vendor's lien retained in the deed from V. H. Willis to Cecil A Moody & wife, of record in Bk. 1640, pg. 470; the 1st mortgage lien note is payable at the rate of $68.95 per month with interest included at 5% per annum and the 2nd mortgage lien note is payable at the rate of $26.75 per month until June 27, 1954 and then at the rate of $97.50 per month beginning June 27,1954 with interest at 5% per annum included in said payments. We, Joe Todd and wife, Mettie M. Todd

have bargained and sold, and by these presents do transfer and convey unto the said Lee D. Walton and wife, Mary Ann Walton, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 3rd, formerly 2nd, Civil District of Davidson County, Tenn., being part of the Clover Bottom Lands, described as follows:

Beginning in the center of the Lebanon Road at W. P. Barton, Jr.'s southeast corner; thence with Barton's south line, north 61° 45' west 775 feet to said Barton's southwest corner; thence south 28° west 145 feet; thence south 61° 45' east 216 feet; thence south 28° west 58 feet; thence south 61½° east 604 feet, more or less, to the center of the Lebanon Road; thence with the center of said road, North 21° 40' east 204 feet to the beginning, containing 3.4 acres, more or less.

Being the same property conveyed to Joe Todd and wife, Mettie Marie Todd, by deed from Tom.F. Jones & wife, of record in Bk. 1847, pg. 129, 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 Lee D. Walton and wife, Mary Ann Walton, their heirs and assigns, forever.

And we do covenant with the said Lee D. Walton and wife, Mary Ann Walton 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.

And we, Joe Todd and wife, Mettie M. Todd do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lee D. Walton and wife, Mary Ann Walton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25 day of May 19 50.

Joe Todd

Mettie M Todd

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ben B. Rice, a Notary Public in and for said County and State, the within named Joe Todd and wife, Mettie M. Todd

the bargainor, 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 25th day of May 1950.

Commission expires Jan 8th 1952

Ben B. Rice
Notary Public

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