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For and in consideration of the sum of $7,354.42 -

Seven Thousand Three Hundred Fifty-Four and 42/100 - - - - - - - - - - - -DOLLARS

Of which $225.00 has been paid in cash, and the assumption of the unpaid balance of a Mortgage executed by Benford W. James and wife, Margaret Jane James, to Herschel Greer, Trustee, which mortgage is of record in Book 1826, page 171, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, We, BENFORD W. JAMES AND WIFE, MARGARET JANE JAMES,

have bargained and sold, and by these presents do transfer and convey unto the said JOE A CARTER AND WIFE, STELLA D. CARTER

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. 232 of Block 4 on the Map of Cumberland Terrace, Part 1, as of record in Book 1424, page 49, in the Register's Office for said County.

Said Lot No. 232 fronts 75.6 feet on the westerly side of Martingale Drive and runs back 188.5 feet on the northerly line and 196.4 feet on the southerly line, to a dead line, measuring 78 feet thereon.

Being the same property conveyed to Joe A. Carter, and wife, Stella D. Carter, by deed from Benford W. James and wife, Margaret Jane James, as of record in Book 1813, page 135, 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 Joe A. Carter and wife, Stella D. Carter their heirs and assigns, forever.

And we do convenant with the said Joe A. Carter and wife, Stella D. Carter 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, Benford W. James and wife, Margaret Jane James,

do further convenant and bind our selves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe A. Carter and wife, Stella D. Carter their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th. day of September, 1950

Benford W. James

Margaret Jane James

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Benford W. James and wife, Margaret Jane James,

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 office, this 13th. day of September, 1950

Commission expires July 11th., 1951

O. G. Jones

O. G. Jones, Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of SEP A.D. 1950 at 1:40 o'clock P.M.
Noted in Book 23 Page 44
Recorded in Book ____ Page ____
Recording Fee $1.10
JAMES P. WILSON, Register
By ____ Deputy Register

The Cumberland Title Co
Abstracts of Titles
223 Third Ave. North
NASHVILLE, TENN.

WARRANTY DEED

FROM
BENFORD W. JAMES AND WIFE,
MARGARET JANE JAMES

TO
JOE A CARTER AND WIFE,
STELLA D. CARTER

13

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