1968

WARRANTY DEED — Form 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $5,363.86,

- - - FIVE THOUSAND THREE HUNDRED SIXTY-THREE AND 86/100 - - - - - DOLLARS

Of which $950.00 has been paid in cash by the grantee herein, receipt of which is hereby acknowledged, and for the remainder the grantee herein assume and agrees to pay the remaining unpaid balance of a note in the original amount of $5,250.00 and future advances, executed by the grantors herein, dated August 2, 1948, with 4% interest, both principal and interest payable $38.84 monthly, said note being secured by deed of trust of record in Book 1625, page 579, Register's Office for Davidson County, Tennessee, - - - -



We, James E. Jeffers and wife, Dorothy P. Jeffers, - - -

have bargained and sold, and by these presents do transfer and convey unto the said FRANCES EAKES,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 1010 and 1012, of Block 163, on Plan No. One, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said lots adjoin and front together 50 feet on the south side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to James E. Jeffers and wife, Dorothy P. Jeffers, by deed from Gifford Kelly and wife, of record in Book 1634, page 321, said Register's Office.

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To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frances Eakes, her heirs and assigns, forever.

And we do covenant with the said Frances Eakes, 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 herein set out, and by 1951 taxes, which the grantee assumes and agrees to pay.

And we, James E. Jeffers and wife, Dorothy P. Jeffers, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frances Eakes, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of March, 1951.

James E. Jeffers

Dorothy P. Jeffers

STATE OF TENNESSEE
Davidson County

Personally appeared before me Lawrence D. Pickard, a Notary Public in and for said County and State, the within named James E. Jeffers and wife, Dorothy P. Jeffers, 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 28 day of March, 1951.

Commission expires May 1, 1954

Lawrence D. Pickard
Notary Public

143