2011

For and in consideration of the sum of Eighty-Five Hundred and No/100 - ($8500.00) - - - - DOLLARS of which One Thousand ($1000.00) Dollars has been paid in cash by T.H.Womack, Jr., the receipt of which is hereby acknowledged, and for the balance of $7500.00, the said T. H. Womack, Jr., has executed and delivered to James B. Evans his one certain promissory note of even date herewith, in the principal sum of $7500.00, due, with interest at 4% per annum from date, ninety (90) days after date, and to secure the payment of which a lien is hereby expressly retained upon the property herein conveyed and hereinafter described, we, James B. Evans and wife, Mary Jones R. Evans, have bargained and sold, and by these presents do transfer and convey unto the said T. H. Womack, Jr., his 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 part of lot No. 30 on the plan of John Nelson's Addition, as of record in book 2, page 182, Register's Office for said County, and part of lot No. 10 on the plan of James W. Hamilton's Subdivision of lots Nos. 31, 32, etc. in said Nelson's Addition, as of record in Plan Book 1, page 101, Chancery Court at Nashville, described together as follows:
Beginning at the northwest corner of Second Avenue South, formerly Market Street, and Tutwiler Avenue; thence with the westerly margin of Second Avenue South, northwardly 96 feet, more or less, to the southeast corner of the property conveyed to Clarence Taylor and wife by deed from J. U. G. Rich and wife, of record in book 742, page 277, said Register's Office; thence with said Taylor's southerly line, westwardly 127 feet to the easterly margin of an alley; thence with said alley, southwardly 12 feet, more or less, to the northerly margin of Tutwiler Avenue; thence with said Avenue, eastwardly 151 feet, more or less, to the beginning.
Being the same property conveyed to James B. Evans by deed from Ruth F. Garrett and husband, of record in book 1344, page 323, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. H. Womack, Jr., his heirs and assigns, forever.

And we do covenant with the said T. H. Womack, Jr., 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 for taxes for 1951, which have been pro-rated between the parties and are hereby assumed by grantee.

And we, James B. Evans and wife, Mary Jones R. Evans, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said T. H. Womack, Jr., his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of June, 1951.

James B. Evans
Mary Jones R. Evans

STATE OF TENNESSEE
Davidson County

Personally appeared before me [signature], a Notary Public in and for said County and State, the within named James B. Evans and wife, Mary Jones R. Evans, 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 office, this 19 day of June, 1951.

Commission expires [illegible]

[signature]
Notary Public

[redacted]

40423
WARRANTY DEED
James B. Evans, et ux
FROM
TO
T. H. Womack, Jr.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

FULL RELEASE

21 Sept 1951

188