2019

For and in consideration of the sum of $ 10.00

---TEN AND NO/100---- **DOLLARS,**

Cash paid by J. L. Wilson, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption by the said J. L. Wilson of $7,874.50, being the unpaid principal balance of mortgage executed by Billy Mann, Jr. and Wife, Dorothy R. Mann, to Miller Kimbrough, Trustee, of record in Book 1845, Page 113, Register's Office for Davidson County, Tennessee, to secure Kimbrough Phillips Company one note dated June 21, 1950 for $8,100.00 and future advances, with interest at 6% per annum, both principal and interest payable $42.76, monthly, beginning August 1, 1950, and final payment June 1, 1975

We, Billy Mann, Jr., and Wife, Dorothy R. Mann

have bargained and sold, and by these presents do transfer and convey unto the said J. L. Wilson,

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

Land in Nashville, Davidson County, Tennessee, being the easterly 50 feet of Lot No. 33 on the Map of W. H. Hyronemus Addition, of record in Book 161, Page 174, Register's Office for said County and more particularly described as follows:

Said part of said Lot No. 33 fronts 50 feet on the southerly side of West Grand Avenue, or Sharpe Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Billy Mann, Jr., and Wife, Dorothy R. Mann, by deed of Sam Zeitlin and Wife, Janice P. Zeitlin, dated June 21, 1950, of record in Book 1852, Page 267, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. L. Wilson

his **heirs and assigns, forever.**

And We **do covenant with the said** J. L. Wilson

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 recited and 1951 Taxes which have been pro-rated and Purchaser will pay when due.

And We, Billy Mann, Jr. and Wife, Dorothy R. Mann,

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** J. L. Wilson

his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 4th **day of** September, **19** 51.

Billy Mann Jr.

Dorothy R. Mann

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Maudie White, **a Notary Public in and for said County and State, the within named** Billy Mann, Jr. and Wife, Dorothy R. Mann

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** 4th **day of** September, **19** 51

Commission Expires April 10, 1954

Maudie White
Notary Public

47181

WARRANTY DEED

5370

FROM

BILLY MANN, JR. AND WIFE

DOROTHY R. MANN

TO

J. L. WILSON

Published by

JOHN G. WHITE REALTY CO

548