K 2022

WARRANTY DEED

For and in consideration of the sum of ($1850.00)

-------One thousand eight hundred fifty and no/100----- DOLLARS

cash in hand paid by Julius E.Dixon and wife,Lorraine Dixon the receipt of which is hereby acknowledged,and for a farther part of the consideration the said Julieus E.Dixon and wife,Lorraine Dixon have assumed and do agree-to pay one note in the final amount amount of $5800.00 dated June 20th 1946 payable-to Guaranty Mortgage Co.of Nashville Tennessee in monthly installments of $30.62 both principal and interest.Said note has been reduced to $4854.57 at this date.

We,Fate L.Forkum and wife,Elvie May Forkum, have bargained and sold, and by these presents do transfer and convey unto the said Julius E.Dixon and wife,Lorraine Dixon

their 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 Lot No.43 on the Map of Rawls Tract Subdivision,not of record,originally shown on a survey by Z.J.Wilkinson,Surveyor,but recently amended by-and shown on a survey by Pete Meyer,Surveyor,dated April 24,1946,as follows:

Beginning at a point in the nroth margin of Edwin Street,as dedicated and opened by an instument of record in Book 1300,page 547, Register's Office for sid County,said point being the corner of Lots Nos.1 and 43 as shown on said Meyer Survey,and being 130 feet east of a concrete monument set in the north margin of Edwin Street, at the beginning of a curve into Jones Avenue;thence with the west line of Lot No.43 and along the east line of Lots Nos.1 and 2,north 4 degrees 30' east to a point at the northwest corner of Lot No.43; thence easterly 60 feet to a point,the corner of Lots Nos.42 and 42; thence southerly 136 feet to the north line of Edwin Street;thence with the margin of the same,south 89 degrees west 60 feet to the point og beginning.

Being the same property conveyed to Fate L.Forkum and wife,Evie May Forkum,by deed from Mary Odell Wall,of record in Book 1855,page 547, 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 Julius E.Dixon and wife,Lorraine Dixon their heirs and assigns, forever.

And we do covenant with the said Julius E.Dixon and wife,Lorraine Dixon 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 1951 taxes which have been prorated and assumed by the buyer and an indebtness herein described.

And we,Fate L.Forkum and wife,Elvie May Forkum do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Julius E.Dixon and wife,Lorraine Dixon their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of September, 19 51

Fate L. Forkum

Elvie May Forkum

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H.C.WEBB, a Notary Public in and for said County and State, the within named Fate L.Forkum and wife,Elvie May Forkum

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 17th day of September, 19 51

Commission expires April 6th 1955

H. C. Webb
Notary Public

FOSTER & PARKES CO., NASHVILLE

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