K 2025

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---------$10.00---------

---------Ten and no/100---------DOLLARS

Cash in hand paid by James W. Flowers and wife, Genevieve Z. Flowers, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of indebtednesses secured by a deed of trust executed by the Tennessee Building and Supply Company, to Marvin K. Barry, Trustee, of record in book 1519, page 41, Register's Office for Davidson County, Tennessee, and a Deed of Trust executed by Leroy S. Greer, and wife, to Marvin K. Barry, Trustee, of record in book 1503, page 619, Register's Office for Davidson County, Tennessee,

I, Mary Margaret Church, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said James W. Flowers and wife, Genevieve Z. Flowers

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being the East 19.5 feet of Lot No. 151 and the West 42 feet of lot no. 152 on the Map of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, Register's Office for said County.
Said parts of said lots adjoin and front together 61.5 feet on the north side of Marsden Avenue and run back between parallel lines 150 feet to a dead line.
Being the same property conveyed to Mary Margaret Church by deed from Marvin H. Gamble and wife, Jewell O. Gamble of record in book 1727, page 456, Register's Office for Davidson County, Tennessee.

Transferred herewith is the escrow funds held by the Central Mortgage Company for the payment of taxes and insurance on the above described property.

This conveyance is subject to restrictive covenants of record in book 1165, page 64, 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 James W. Flowers and wife, Genevieve Z. Flowers

their heirs and assigns, forever.

And I do covenant with the said James W. Flowers and wife, Genevieve Z. Flowers that I am 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 taxes for the year 1951 which are assumed by the grantee herein.

And I, Mary Margaret Church, unmarried

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Flowers and wife, Genevieve Z. Flowers,

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

Witness my hand this 18 day of October, 1951

Mary Margaret Church

G 75