K 2095

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 George B. James & wife Ola Mae James receipt of which is hereby acknowledged and other valuable considerations which include the assumption of a note to the Madison Bank & Trust Co. of which the unpaid balance is $1953.42 payable at the rate of $98.94 each including principal and interest. Said note made by J. C. Eller & wife Laura Mai Eller and secured by a deed of Trust to Littel, Trustee and is of record in Book 1500 Page 192 RODC.

We, J. C. Eller & wife Laura Mai Eller

_____ have bargained and sold, and by these presents do transfer and convey unto the said George B. James and wife Ola Mae James

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

Being Lot No. 7 on the Map of Madison Commerce Center as of record in Book 547, Page 130 RODC. Said Lot No. 7 fronts 25 feet on the North side of Sweetbriar Ave. or Old Hickory Blvd. and runs back between lines 129 feet 1 inch on the west line and 129 feet 2 inches on the east line to an alley in the rear on which it measures 25 feet.

Being a part of the property conveyed to J. C. Eller & wife Laura Mai Eller by deed from A. J. Linx and wife, et al, of record in Book 1300, Page 81 RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George B. James & wife Ola Mae James

their heirs and assigns, forever.

And we do covenant with the said George B. James and wife Ola Mae James

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 hereinabove set out

And We, J. C. Eller and wife Laura Mai Eller

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George B. James and wife Ola Mae James

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

Witness our hand s this 18 day of Sept. 1952, 1952

J. C. Eller

Laura Mai Eller

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