2097

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of TEN & 00/100 - - - - - - - - - - - - - - -

($10.00) - **DOLLARS**

cash in hand paid by Calvin W. Watts and wife, Martha B. Watts, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of a deed of trust executed by Universal Homes, Inc., to Marvin K. Barry, Trustee, of record in Book 1626, page 617, R.O.D.C., Tennessee, to secure Central Mortgage Company the original principal sum of $6,300.00, the balance of said deed of trust being $5,677.32, I, J. E. Hunt,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Calvin W. Watts and wife, Martha B. Watts

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 377 on the Map of Joywood Heights, Section IIA, as of record in Book 1424, page 20, R.O.D.C., Tennessee.

Beginning at a point in the east margin of Jones Avenue at the corner of lots 377 and 378; thence with the margin of Jones Avenue northerly 49.9 feet to the beginning of a curve; thence around said curve northeasterly 41.6 feet to the south margin of Flamingo Drive; thence with the margin of the same easterly 174.9 feet to the corner of lot 380; thence with the line between lots 377 and 380 southerly 58 feet to the corner of lot 378; thence with the line between lots 377 and 378, westerly 196.2 feet to the beginning, and being the same property conveyed to J. E. Hunt and wife, Mattie Lee Hunt, by deed from G. H. Henderson and wife, of record in Book 1910, page 55, R.O.D.C., Tennessee, the said Mattie Lee Hunt having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Calvin W. Watts and wife, Martha B. Watts their _____ heirs and assigns, forever.

And I do covenant with the said Calvin W. Watts and wife, Martha B. Watts 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 above set out.

And I, J. E. Hunt do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Calvin W. Watts and wife, Martha B. Watts, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of October, 19 52

J. E. Hunt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Hilman Barnard, a Notary Public in and for said County and State, the within named J. E. Hunt

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of October 19 52

Commission expires January 12, 1953

Mrs. Hilman Barnard
Notary Public

449