K 2106

WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of $

TEN & 00/100 ($10.00) -DOLLARS

cash in hand paid by James Madison Shelton and wife, Jennie L. Shelton, and for other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Helen S. Briley, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES MADISON SHELTON AND WIFE, JENNIE L. SHELTON, their

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

Being the North 75 feet of Lot No. 40 on the Map of Bluefields, of record in Book 843, page 34, Register's Office for said County.
Said part of said lot fronts 75 feet on the Westerly side of Spring Valley Road and runs back between parallel lines 259.2 feet to a dead line in the rear.
Being the same property conveyed to Clarence H. Briley, Sr. and wife, Helen S. Briley, by deed from Walter Lathrop and wife, of record in Book 1282, page 273, said Register's Office, the said Clarence H. Briley, Sr. having since died.

This deed is executed by Helen S. Briley, being the one and same person as Helen Claire Briley, by her lawful attorney-in-fact, C. H. Briley, Jr., pursuant to the power and authority vested in him by an instrument of record in Book 2103, page 611, said Register's Office, and

I, C. H. Briley, Jr., hereby declare that I am the true and lawful owner and holder of a note for $450.00, secured by deed of trust executed by Clarence H. Briley, Sr. and wife to John C. Jeffords, Trustee, of record in Book 2132, page 427, of said Register's Office, and do further join herein individually to acknowledge satisfaction and payment of said note in full, and do hereby release and discharge the lien on said land securing the same in the above deed of trust.

It is agreed by parties to this instrument that possession of the above described property shall be given on or before thirty days from the date of this deed.

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 Madison Shelton and wife, Jennie L. Shelton, their heirs and assigns, forever.

And I do covenant with the said James Madison Shelton and wife, Jennie L. Shelton, 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 by 1953 taxes which have been pro-rated as of date of deed, and assumed by the purchasers herein.
And I, Helen S. Briley, a widow,
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 Madison Shelton and wife, Jennie L. Shelton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of January, 19 53.

Helen S. Briley

C. H. Briley, Jr.

By: C. H. Briley, Jr., Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Edwards, a Notary Public in and for said County and State, the within named C. H. Briley, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 19 53.

Commission expires July 11, 1955

Louise Edwards
Notary Public

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