K 2199

WARRANTY DEED D-1806 Real Estate Title and Escrow Co.

For and in consideration of the sum of $10.00*** DOLLARS

TEN*** and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further considerations of the assumption by HENRY L. KINGCAID and wife, JOELLA M. KINGCAID, of the principal balance now due on a certain note in the original amount of $7,200, dated Nov. 17, 1949, secured by a deed of trust executed by Charles A. Baker and wife, Virginia Mae Baker, to Miller Kimbrough, Trustee, of record in Book 1790, page 103, RODC,

We, JAMES HAROLD STINSON and wife, ETHEL MAI STINSON have bargained and sold, and by these presents do transfer and convey unto the said HENRY L. KINGCAID and wife, JOELLA M. KINGCAID, 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. 24 of Block "D" on the Plan of Woodbine Courts, Section No. 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the southerly margin of Tanksley Avenue at the corner of Lots Nos. 24 and 25; thence with the line between said two lots, southwardly 156.5 feet to the common corner of Lots Nos. 5, 6, 24 and 25; thence with the line between Lots Nos. 6 and 24, eastwardly 75 feet to the common corner of Lots Nos. 6, 7, 23 and 24; thence with the line between Lots Nos. 23 and 24, northwardly 156.5 feet to the southerly margin of Tanksley Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to James Harold Stinson and wife, Ethel Mai Stinson, by deed from Charles A. Baker and wife, Virginia Mae Baker, of record in Book 1914, page 349, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HENRY L. KINGCAID and wife, JOELLA M. KINGCAID, their heirs and assigns, forever.

And we do covenant with the said HENRY L. KINGCAID and wife, JOELLA M. KINGCAID 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 above.

And we, JAMES HAROLD STINSON and wife, ETHEL MAI STINSON do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said HENRY L. KINGCAID and wife, JOELLA M. KINGCAID, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 29 day of September, 1953.

James Harold Stinson

Ethel Mai Stinson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Wayne Hammontree, a Notary Public in and for said County and State, the within named James Harold Stinson and wife, Ethel Mai Stinson

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 Nashville Tennessee, this 29 day of September, 1953.

Commission expires: Oct. 6, 1956

Wayne Hammontree
Notary Public