K 2244

For and in consideration of the sum of $1.00

One and no/100 DOLLARS

cash in hand paid to us this day by James Virgil Thomas, Jr. and wife Annie Ruth Thomas, receipt of which is hereby acknowledged, and other good and valuable consideration,

We, James Virgil Thomas, Sr. and wife, Devola V. Thomas

have bargained and sold, and by these presents do transfer and convey unto the said James Virgil Thomas Jr. and wife, Annie Ruth Thomas, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of lot No. 5 on the map showing Subdivition of John M. Branhams Farm, as of record in book 547, page 14, Register's Office for said County, and more particularly described as follows: Beginning at the northeast corner of said lot No. 5; thence with the easterly margin of said lot south 5¼ degrees east 360 feet to a point; thence south 75-3/4 degrees west 50 feet to a point; thence north 5¼ degrees west 360 feet to a point; thence north 75-3/4 degrees EAST 50 feet to the point of beginning.

Being part of the same property conveyed to J. V. Thomas and wife, Devola V. Thomas, by deed from E. Bandwin, Trustee, et al, of record in book 742, page 259, 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 Virgil Thomas, Jr. and wife, Annie Ruth Thomas, their heirs and assigns, forever.

And we do covenant with the said James Virgil Thomas, Jr. and wife, Annie Ruth Thomas 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 for right of way for Charlotte Turnpike across the northerly portion.

And we, James Virgil Thomas, Sr. and wife, Devola V. Thomas do further covenant and bind ourselves, ourr heirs and representatives, to warrant and forever defend the title to the said land to the said James Virgil Thomas, Jr., and wife, Annie Ruth Thomas, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2nd day of January, 1954

James Virgil Thomas Sr. — James Virgil Thomas Jr.

Devola V. Thomas — Annie Ruth Thomas

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James Virgil Thomas, Sr. and Devola V. Thomas

the bargainors, 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 office, this 2nd day of January, 1954

Commission Expires July 9, 1956

D. B. Gibson
Notary Public

8029

WARRANTY DEED

FROM

JAMES VIRGIL THOMAS, SR. AND WIFE, DEVOLA V. THOMAS

TO

JAMES VIRGIL THOMAS, JR. AND WIFE, ANNIE RUTH THOMAS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 7 day of JAN 1954 at 12:16 o'clock P M.
Noted in Book 41 Page 265
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By A. E. Lard D.C.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G 373