K 2274

For and in consideration of the sum of Eight Thousand Two Hundred Fifty and No/100 - ($8,250.00) - - - - - - - - - - - - - - - - - - DOLLARS Cash in hand paid by Albert Spencer Goins and wife, Ruby Dillahay Goins, the receipt of which is hereby acknowledged, we,

John W. Williams and wife, Betty O. Williams

have bargained and sold, and by these presents do transfer and convey unto the said Albert Spencer Goins and wife, Ruby Dillahay Goins 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. 60 on the Map of Washburn Heights, as of record in Book 1835, page 1, Register's Office for said County.
Said Lot No. 60 fronts 98 feet on the north side of Ennis Road and runs back between lines 172.9 feet on the west line and 151.5 feet on the east line to a dead line in the rear on which it measures 80 feet.
Being the same property conveyed to John W. Williams and wife, Betty O. Williams, by deed from Sterling Homes, Inc., a Tennessee Corporation, of record in Book 1907, page 345, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 1785, page 133, and in Book 1850, page 438, and the plan of record in Book 1835, page 1, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert Spencer Goins and wife, Ruby Dillahay Goins their heirs and assigns, forever.

And we do covenant with the said Albert Spencer Goins and wife, Ruby Dillahay Goins 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 1954 taxes which have been prorated and are hereby assumed by the purchasers.

And we, John W. Williams and wife, Betty O. Williams do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Albert Spencer Goins and wife, Ruby Dillahay Goins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of April, 1954

John W. Williams

Betty O. Williams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named John W. Williams and wife, Betty O. Williams 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 13th day of April, 1954

Commission expires July 6, 1955

O. G. Jones, Notary Public

WARRANTY DEED
FROM
JOHN W. WILLIAMS AND WIFE,
BETTY O. WILLIAMS
TO
ALBERT SPENCER GOINS AND WIFE,
RUBY DILLAHAY GOINS
COMMUNITY MORTGAGE CO. OF NASHVILLE

16318

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record APR 14 1954
at 12:10 o'clock P.M.
Noted in Book 2274 Page 487
Recording Fee $ 1.00
JAMES P. WILLIAMS, Register
By Deputy Register

PG 487