K 2290

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of -------

Four Thousand Three Hundred ($4,300.00) and no/100 DOLLARS

cash in hand paid by John Sneed Jones, the receipt of which is hereby acknowledged,

We, John P. Tracy Sr. and wife, Helen Tracy have bargained and sold, and by these presents do transfer and convey unto the said John Sneed Jones,

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

Being Lot No. 195 and the northerly 17 feet of Lot No. 194 on the plan of Grandview Heights, as of Record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 195 and the northerly part of Lot No. 194 front together 67 feet on the westerly side of Cruzen Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Fred E. Becton and wife, Daisy May Becton by Deed from Mrs. Hattie Gosey, a widow, of Record in Book 1296, page 111, said Register's Office, and Fred E. Becton having died leaving no heirs, the entire estate vested in his wife, Daisy May Becton, who devised the said property to Johnny P. Tracy, which is of Record in the County Court Clerk's Office for Davidson County, Tennessee, in Will Book 67, page 245.

The said John P. Tracy Sr., being the same person as Johnny P. Tracy, the person mentioned in said will.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Sneed Jones his heirs and assigns, forever.

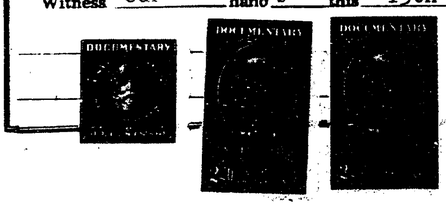
And we do covenant with the said John Sneed Jones that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., **except for 1954 taxes which have been prorated and which the grantee assumes**

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Sneed Jones his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of July, 1954

John P. Tracy Sr.

Helen Tracy



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