K 2292

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

I, Rebecca B. Jonas, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said RAMON A. NELMS and wife, EDNA B. NELMS, their

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

Being the Easterly 1/2 of Lot No. 88 on the Map of Waverly Place, as of record in Book 57, page 95, Register's Office for said County.
Said part of said lot fronts 78.05 feet on the southerly side of Douglas Avenue and runs back between lines, 286.8 feet along the westerly margin of an alley, to another alley in the rear, measuring 79.05 feet thereon.

Being the same property conveyed to Sidney Jonas and wife, Rebecca B. Jonas, by deed from Wilbur Banks and wife, of record in Book 1850, page 127, said Register's Office, the said Sidney Jonas having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ramon A. Nelms and wife, Edna B. Nelms, their

heirs and assigns, forever.

And I do covenant with the said Ramon A. Nelms and wife, Edna B. Nelms

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 all 1954 taxes which the grantees herein assume and agree to pay.

And I, Rebecca B. Jonas, a widow,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said Ramon A. Nelms and wife, Edna B. Nelms, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness MY hand this 3rd day of August 19 54.

Rebecca B. Jonas
Rebecca B. Jonas

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mack Eaton, a Notary Public in and for said County and State, the within named Rebecca B. Jonas, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August 19 54

My Commission Expires October 9, 1956

Mack Eaton
Notary Public



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