K 2293

WARRANTY DEED Form 1001 Published by Tennessee Title Company

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,

receipt of which is hereby acknowledged, we, Tom F. Jones and wife, Ruth J. Jones,

have bargained and sold, and by these presents do transfer and convey unto the said S. H. GARRETT and wife, JOSEPHINE K. GARRETT,

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

Lot No. 13 on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for said County.

Said Lot 13 fronts 110 feet on the northwesterly side of Emery Drive and runs back 201.7 feet on the northeasterly line and 224.1 feet on the southwesterly line, to the abandoned right-of-way of the N. C. & St. L. Railroad.

Being property vested in Tom F. Jones by two deeds, one from Roy A. Jordan and wife, of record in Book 2095, page 316, and the other from C. J. Sain, of record in Book 2270, page 473, said Register's Office.

Said property is conveyed subject to restrictions of record in Book 2084, page 23, and in Book 2138, page 65, 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 S. H. Garrett and wife, Josephine K. Garrett, their heirs and assigns, forever.

And we do covenant with the said grantees herein, 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 by 1954 taxes, which the grantees herein assume and agree to pay.

And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of August, 1954.

Tom F. Jones

Ruth J. Jones

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Tom F. Jones and wife, Ruth J. Jones,

the bargainor s, 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 5th day of August, 1954.

JNO. C. JEFFORDS NOTARY PUBLIC STATE AT LARGE

Commission expires July 15th, 1956.

Notary Public, State-At-Large

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