K 2294

For and in consideration of the sum of

Ten and no/100 ---------- DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Ruth E. Downs, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said James Ira Williams and wife, Helen Starkey Williams,

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

Land in Davidson County, Tennessee, being lot No. 49 on the plan of the Lindsley Home Place, as of record in Plan Book 2, page 90, Chancery Court at Nashville.
Said lot No. 49 fronts 50 feet on the northerly side of Russell Street and runs back between parallel lines 160 feet to an alley. Being part of the same property conveyed to S.F. Lehman by deed from W.W. & J.R. Ashworth, Executors of W.S. Ashworth Estate, of record in book 1194, page 588, Register's office for said County.

Being also the same property conveyed by S.F. Lehman to Ruth Downs, a widow, as of record in book 1943, page 100, R.O.D.C., Tennessee.

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 Ira Williams, and wife, Helen Starkey Williams their heirs and assigns, forever.

And I do covenant with the said James Ira Williams, and wife, Helen Starkey Williams 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.

And I, Ruth E. Downs, a widow,

do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said James Ira Williams, and wife, Helen Starkey Williams, heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16 day of August, 19 57.

Mrs. Ruth E. Downs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nora Steele, a Notary Public in and for said County and State, the within named Ruth E. Downs, a widow,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of August, 19 57.

Commission expires My Commission Expires MAY 20, 1960. Nora Steele
Notary Public

May 1957

22465

WARRANTY DEED

FROM Ruth E. Downs, a widow,

TO James Ira Williams, and wife, Helen Starkey Williams

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 16 day
of AUG 1957
at 3:25 o'clock P.M.
Noted in Book 1954 Page 265
Recorded in Book Page
Recording Fee $1.10
JAMES P. WILSON, Register
By Deputy
Del. Fee

The Guaranty Title Co.
Title Guaranty
DOCUMENTARY
$1.10
NASHVILLE, TENN.

Form 103-A F. & P. Co.

G 265