K 2294

WARRANTY DEED Form 1002 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 grantee herein, and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantee herein assumes and agrees to pay the remaining unpaid balance of a note executed by the grantor and grantee herein, and wives, payable to Guaranty Mortgage Company of Nashville, dated Oct. 14, 1949, for the original amount of $18,500.00, with 4% interest, payable in monthly installments as set forth therein, and secured by deed of trust of record in Book 1770, page 567, Register's Office for Davidson County, Tennessee, and assigned by instrument of record in Book 1864, page 301, to New York Life Insurance Company, I, Claude H. West,

have bargained and sold, and by these presents do transfer and convey unto the said Howard T. Wilson, his heirs and assigns, my 1/2 undivided interest in and to - - ~~his heirs and assigns~~, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the South 1/2 of Lot No. 9 on the Map of Forest Park Improvement Company's Subdivision, of record in Book 161, page 144, Register's Office for said County.

Said part of said Lot 9 fronts 100 feet on the westerly side of Woodleigh Drive, formerly Hindman Avenue, and runs back between lines 241.1 feet on the southerly line and 243.45 feet more or less on the northerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Howard T. Wilson and Claude H. West, by deed from Arch Bishop, widower, of record in Book 1083, page 514, 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 Howard T. Wilson, his heirs and assigns, forever.

And I do covenant with the said grantee herein, 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 as herein set out, and by 1954 taxes, which the grantee herein assumes and agrees to pay.
And I, the grantor herein, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee herein, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12th day of August, 1954.

Claude H. West

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 Claude H. West, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 1954.

Commission expires July 15th, 1956.

Notary Public, State-At-Large.

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