BK 2303

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of -

Seven Thousand Three Hundred Fifty & No/100 ($7,350.00) - - DOLLARS of which $1281.78 has this day been paid to us in cash by Mrs. Evelyn Clay Collier, a widow, the receipt of which is hereby acknowledged, and the assumption by Mrs. Evelyn Clay Collier of the balance due of $6068.22 under Deed of Trust as of record in Book 2067, Page 541, RODC Tennessee, whereby Thomas Carter and wife, Sarah C. Carter conveyed said property to Marvin K. Barry, Trustee, to secure Commerce Union Bank, the principal sum of $6700.00, as evidenced by a promissory note with 4% interest per annum, on the unpaid balance, and principal and interest payable in monthly installments of $35.37; said note now being held by the Murphree Mortgage Company; we, Thomas Carter and wife, Sarah C. Carter,

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Evelyn Clay Collier, a widow, her 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, described as follows, to-wit: Being Lot No. 76 on the Map of Woodycrest, Section One, as of record in Book 1835, page 25, Register's Office for Said County. Said Lot No. 76 fronts 70 feet on the easterly side of Whitney Avenue, and runs back 175.8 feet on the northerly line and 160 feet on the southerly line to a dead line, measuring 97 feet thereon. Being the same property conveyed to Thomas Carter and wife, Sarah C. Carter, by deed from Monarch Homes, Inc., of record in Book 2033, page 437, Register's Office for Davidson County, 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 Mrs. Evelyn Clay Collier, a widow, her heirs and assigns, forever.

And we do covenant with the said Mrs. Evelyn Clay Collier 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.

And we, Thomas Carter and wife, Sarah C. Carter, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Evelyn Clay Collier, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30 day of October, 1954.

Thomas Carter

Sarah C. Carter

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