K 2398

WARRANTY DEED

For and in consideration of the sum of --Ninety-five Hundred ($9500.00)

DOLLARS

of which $3145.48 has been paid in cash by J. M. Bowe and wife, Frankie Elise Bowe, and for the balance, said purchasers have assumed a mortgage dated Feb. 7, 1947, for $8500.00, payable at the rate of $44.87 per month, on the first day of each month, the balance of which is at this date $6354.52, and said instrument is of record in Book 1456, page 129, Register's Office for Davidson County, Tennessee,
we, James Riley Paris and wife, Martha R. Paris,

have bargained and sold, and by these presents do transfer and convey unto the said J. M. Bowe and wife, Frankie Elise Bowe,

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 the southerly part of Lots Nos. 8 and 9 of Block "H", on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, and described according to a copy of a survey thereof by S. R. Sanford, Jr., Surveyor, September 29, 1946, as follows:
Beginning at a point at the northeasterly intersection of Williams Ferry Road and Olga Avenue; thence with the margin of Olga Avenue, northerly 196.7 feet; thence easterly 130 feet to a point in the line between Lots Nos. 9 and 10; thence with said line, southerly 30 feet to the margin of Williams Ferry Road; thence with the margin of the same, southwesterly 211.8 feet to the beginning.

Being the same property conveyed to James Riley Paris, and wife, Martha R. Paris, by deed from Henry G. Wray and wife, Elizabeth O'Neill Wray, of record in Book 2033, page 51, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. M. Bowe and wife, Frankie Elise Bowe, their heirs and assigns, forever.

And we do covenant with the said J.M. Bowe and wife, Frankie Elise Bowe, 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 for deed of trust from James R. Rogers and wife to Marvin K. Barry, Trustee, of record in Book 1456, page 129, R.O.D.C. Tennessee, referred to above.
And we, James Riley Paris and wife, Martha R. Paris, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. M. Bowe and wife, Frankie Elise Bowe, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of May, 1955.

James Riley Paris
Martha R. Paris

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles S. Ruthenburg, Jr., a Notary Public in and for said County and State, the within named James Riley Paris and wife, Martha R. Paris, 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 office, this 9th day of May, 1955.

My commission expires July 23, 1955

Charles S. Ruthenburg, Jr.
Notary Public

CHARLES S. RUTHENBURG, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMM. EXPIRES JULY 23, 1955

PG 313