BK 2446

WARRANTY DEED Form 1003 **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 Fred Sheats and wife, Ora Dell W. Sheats, dated June 16, 1952, payable to Guaranty Mortgage Company of Nashville for the original amount of $9,500.00 and secured by a Deed of trust of record in Book 2111, page 523, Register's Office for Davidson County, Tennessee; said note having been assigned to Mutual Benefit Life Insurance Company of record in Book 2108, page 44, said Register's Office.

We, Oyama W. Winningham and wife, Sammie Ruth Winningham

have bargained and sold, and by these presents do transfer and convey unto the said Eva Wilom, for her sole and separate use, free from the debts and contracts of her present, or any future husband, with full power vested in her to sell, mortgage or otherwise convey as if she were a feme sole.
her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 135 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County.
Said Lot No. 135 fronts 80 feet on the southerly side of Sweetwood Road and runs back 237.5 feet on the westerly line and 231 feet on the easterly line, to a dead line in the rear, measuring 80.5 feet thereon.
Being the same property conveyed to Oyama W. Winningham and wife, Sammie Ruth Winningham by deed from Fred Sheats and wife, of record in Book 2098, page 145, said Register's Office.

The above described property is being conveyed subject to restrictions of record in Book 416, page 145, as amended in Book 1846, page 109; and restrictions in Book 1855, page 377, as amended in Book 1876, page 264, 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 Eva Wilom, as aforesaid
her **heirs and assigns, forever.**

And we **do covenant with the said** Eva Wilom, as aforesaid
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 as herein set out and by 1955 taxes which the grantee herein assumes and agrees 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** Eva Wilom, as aforesaid
her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand s this** 22nd **day of** August, **19** 55

Oyama W. Winningham

Sammie Ruth Winningham

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. D. Richards, **a Notary Public in and for said County and State, the within named** Oyama W. Winningham and wife, Sammie Ruth Winningham

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** 22nd **day of** August, **19** 55

My commission expires April 23, 1958.

L. D. Richards
Notary Public

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