K 2448

For and in consideration of the sum of

Six Hundred ($600.00) and no/100 - DOLLARS

cash in hand paid by Francis D. Jackson and wife, Matalene E. Jackson, the receipt of which is hereby acknowledged.

We, James B. Elam and wife Claudie Elam have bargained and sold, and by these presents do transfer and convey unto the said Francis D. Jackson and wife, Matalene E. Jackson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lots Nos. 13 and 14 of Block "F" on the Plan of Woodlawn Estates, as of record in book 843, page 82, Register's Office for said County.
Said lots Nos. 13 and 14 front together 50 feet on the easterly side of Delaware Avenue and extend back 254 feet, more or less, on the northerly line and 250 feet, more or less on the southerly line to a dead line, measuring 50 feet thereon.
Being the same property conveyed to James B. Elam and wife, Claudie Elam by deed from Albert Duling, Trustee, of record in book 1085, page 524, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed of record in book 1085, page 524, 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 Francis D. Jackson and wife, Matalene E. Jackson their heirs and assigns, forever.

And we do covenant with the said Francis D. Jackson and wife, Matalene E. Jackson 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 taxes for the year 1955 which are assumed by purchasers,

And we do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Francis D. Jackson and wife, Matalene E. Jackson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th. day of July, 19 55

James B. Elam

Claudia Elam

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. R. Wyatt, a Notary Public in and for said County and State, the within named James B. Elam and wife, Claudie Elam

the bargainors, 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 28th. day of July 19 55

Commission expires July 30, 1955

J. R. Wyatt
Notary Public

71063

WARRANTY DEED

FROM James B. Elam, etux

TO Francis D. Jackson, etux

MAIL TO 634 Delaware Ave City

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of SEP A.D. 1955 at 12:01 o'clock P.M.
Noted in Book 84 Page 206
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By T. B. Lee D.R.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

G 605