K 2453

For and in consideration of the sum of $ 10.00,

- - - - - - TEN AND NO/100 - - - **DOLLARS**

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantee assumes and agrees to pay the remaining unpaid balance of a note dated January 2, 1951, executed by the grantors and grantee herein, for the sum of $9,000.00, with interest at 5% per annum, and secured by vendor's lien retained in the deed in Book 1915, page 514, Register's Office for Davidson County, Tennessee, - -

We, G. E. Sherrill and wife, Leona Sherrill,

have bargained and sold, and by these presents do transfer and convey unto the said James W. Sherrill, his heirs and assigns, our 1/2 undivided interest in and to - -

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lots Nos. 45 and 46 on the Map of Green Hills Subdivision No. 4, as of record in Book 547, page 139, Register's Office for said County.

Said lots adjoin and front together 140 feet on the north side of Bonner Avenue and run back between lines, 135 feet one inch on the west line of Lot 45, and 133 feet 9 inches on the east line of Lot 46, to a dead line in the rear, on which it measures 140 feet.

Being the same property conveyed to the grantors and grantee herein by deed from Hill Camp and wife, of record in Book 1915, page 514, said Register's Office.

Said property is conveyed subject to restrictions of record in Book 770, page 60, 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 James W. Sherrill, his

heirs and assigns, forever.

And we **do covenant with the said** James W. Sherrill,

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 last taxes, which the grantee herein assumes and agrees to pay.

And we, the grantors herein,

do further covenant and bind themselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James W. Sherrill, his

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 2nd day of January, 1951.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James L. [illegible], a Notary Public in and for said County and State, the within named [illegible]

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 10 day of January, 1951.

Commission expires [illegible]

Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
Oct. 10, 1955
at 12:40 P.M.
and recorded in Book 2453
page 116
$ 3.85
JAMES P. WILSON, Register
By [illegible] Dpt. Reg.

WARRANTY DEED

FROM

TO

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

MEMORY

PG 116