K 2481

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN ~~&~~

DOLLARS ($10.00),

and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption by Blythe C. Watkins of the principal balance now due on a certain note dated Janusry 8, 1951, in the original amount of $7,000.00, secured by a deed of trust executed by Paul Nelms and wife, Elaine B. Nelms, to Herschel Greer, Trustee, of record in Book 1928, page 599, Register's Office for Davidson County, Tennessee,

RUTH T. JACOBS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BLYTHE C. WATKINS, unmarried, ~~&~~

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the south 37 feet of Lot No. 17, all of Lot No. 18, and the northerly 13 feet of Lot No. 19 on the Map of Parkway Subdivision, of record in Book 974, page 62, Register's Office for said County.

Said lot and said parts of said lots adjoin and front together 100 feet on the east side of Foster Avenue, formerly Akin Avenue, as now widened, and run back between lines 181 feet, more or less, on the north line of part of Lot No. 17, and 173.5 feet, more or less, on the south line of part of Lot No. 19 to a dead line on which they measure 100 feet.

Being the property conveyed to Ruth T. Jacobs by deed from Paul Nelms and wife, Elaine B. Nelms, of record in Book 1976, page 63, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 29th day of OCTOBER, 1955.

Ruth T. Jacobs.

James H. Jacobs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Calvin C. Irwin, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ruth T. Jacobs and James H. Jacobs, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she (They) executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 29th day of October, 1955.

Calvin C. Irwin
Notary Public

My commission expires August 22, 1959

WARRANTY DEED
ACCEPTED
From RUTH T. JACOBS
To BLYTHE C. WATKINS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of 9 A.D. 1955 at 9:20 o'clock A.M.
Noted in Book 15 Page 124
Recorded in Book ____ Page ____
Recording Fee $3.00
JAMES P. WILSON, Register
By ____ Dpt. Reg.

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