K 2537

WARRANTY DEED Form 1001 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 grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, James O. Jones, and wife, Mary W. Jones,

have bargained and sold, and by these presents do transfer and convey unto the said Van Daley Nunally, Jr. and wife, Mary Frances Nunally

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 44 on the Map of Section Two, Morning View Subdivision, as of record in Book 2133, page 99, Register's Office for said County, and described as follows: BEGINNING at a point in the westerly margin of Graycroft Avenue at the corner of Lots 43 and 44; thence with the line between said lots, westerly 269.33 feet to a point; thence northerly 174 feet to the south margin of Nesbitt Lane; thence with the margin of the same easterly 212.72 feet to the beginning of a curve; thence around said curve southeasterly 29.69 feet to the westerly margin of Graycroft Avenue; thence with the margin of the same southerly 131.4 feet to the point of beginning.
Being the same property conveyed to James O. Jones, by deed from A. J. Coleman and R. M. Eller, of record in Book 2345, page 547; said Register's Office.

Above described property is being conveyed subject to restrictions in Book 2276, page 290, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Van Daley Nunally, Jr. and wife, Mary Frances Nunally their heirs and assigns, forever.

And we do covenant with the said Van Daley Nunally, Jr. and wife, Mary Frances Nunally 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 by 1956 taxes, which the grantees herein assume and agree to pay

And we, the grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of April, 1956.

James O. Jones

Mary W. Jones

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named James O. Jones and wife, Mary W. Jones

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 [illegible] day of [illegible], 19[illegible]

Commission expires [illegible]

Billy A. Howell
Notary Public

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