K 2546

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

For and in consideration of the sum of TEN and no/100 DOLLARS ($ 10.00),

Cash in hand and other good and valuable considerations paid to us by the purchasers the receipt of which is hereby acknowledged, and in addition, the purchasers assume and agree to pay the remaining unpaid balance of $13,301.94 now due Guaranty Mortgage Company, and said debt being secured by a deed of trust of record in Book 2463, page 305, Register's Office for Davidson County, Tennessee.

Lois V. McDowell and wife Lola Mae McDowell

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Harold A. Jones and wife Mary V. Jones**

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:

Land in Davidson County, Tennessee, being Lot No. 142 on the Map of Donelson Hills Subdivision, as of record in Book 2331, pages 22 and 23, said Register's Office for said County.
Said Lot No. 142 begins at a point in the easterly margin of ~~Crame~~ Graeme Drive, the common front corner of Lots Nos. 142 and 143; thence easterly 113.6 feet to a point, the common rear corner of Lots Nos. 142, 143 and 144; thence northerly 108.8 feet to a point, the common rear corner of Lots Nos. 141 and 142; thence westerly 123.8 feet to a point in the easterly margin of ~~Crame~~ Graeme Drive, the common front corner of Lots Nos. 141 and 142; thence southerly around a curve in the easterly margin of Graeme Drive 29.79 feet to a point; thence continuing along the margin of said Drive southwesterly 14.46 feet; thence continuing along the margin of said Drive southerly 91.69 feet to the point of beginning.
Being the same property conveyed to Lois V. McDowell and wife, Lola Mae McDowell by deed from Hardcastle Construction Company, Inc., of record in Book 2354, page 167, 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 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. **except as above shown**

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 30th day of June, 1956.

Lois V. McDowell

Lola Mae McDowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the ~~State~~ County aforesaid, personally appeared the within named Lois V. McDowell and wife Lola Mae McDowell, 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, the 30th day of June, 1956.

My commission expires: Nov. 23, 1959

James M. Foster
Notary Public

JAMES M. FOSTER NOTARY PUBLIC DAVIDSON COUNTY TENN.

WARRANTY DEED
From
Lois V. McDowell, et ux
To
Harold A. Jones, et ux
10086

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 16 day of JUL A.D. 1956
at 2:39 o'clock P.M. and duly recorded in Book 2486 Page 454
Recording Fee $2.00
JAMES P. WILSON, Register
By _____ Dpt. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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