K 2598

For and in consideration of the sum of Fifteen Hundred ($1,500.00) and No/100 -----
---------- DOLLARS
paid and to be paid by Van B. Wilson and wife, Mary L. Wilson, as follows: Five Hundred ($500.00) Dollars in cash, the receipt of which is hereby acknowledged and for the remainder the said Van B. Wilson and wife, Mary L. Wilson have executed and delivered their two lien promissory notes of even date herewith in the sum of $500.00 each, the first one of said notes being due On or before March 1, 1957 and the remaining note due on or before March 1, 1958. Said notes bear interest at the rate of 6% per annum and are payable to the order of J. J. Babb. We, J.J.Babb and wife, Emma Babb have bargained and sold, and by these presents do transfer and convey unto the said Van B. Wilson and wife, Mary L. Wilson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning at a stake in the Robert Munn corner in the Jake Frutiger line; thence North 30¼ ° west with the former Robert Munn line 36 poles to a stake with ash pointer; thence South 39° East 11.17 poles to an elm tree; thence south 51° East 66.13 poles to a stake in the H. R. Potter north boundary; thence with the Potter and Frutiger line North 78° east 80 poles to the beginning, containing 9 acres, more or less.
Being part of the same property conveyed to J. J. Babb by deed from S. D. James and wife, as recorded in Book 587, page 206, Register's Office for Davidson County, Tennessee.

A lien is expressly retained and reserved on the property herein conveyed and described to secure the payment of the above mentioned notes and interest.

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 B. Wilson and wife, Mary L. Wilson their heirs and assigns, forever.

And do covenant with the said that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, J. J. Babb and wife, Emma Babb do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Van B. Wilson and wife, Mary L. Wilson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15 day of October, 19 56

J. J. Babb

Emma Babb

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lillie D. Lee, a Notary Public in and for said County and State, the within named J. J. Babb and wife, Emma Babb

the bargainor 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 15 day of October, 19 56

My commission expires July 27-1959

Lillie D. Lee
Notary Public

WARRANTY DEED
FROM J. J. Babb, et ux
TO Van B. Wilson, et ux
20457
15
REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record Mar 20 1958
at 2:45 P.M.
Recorded Mar 20 1958
at 3:30 P.M.
Book 2598 Page 383
Register
Fidelity Title Company
Agent for Title Insurance Company
Am. Trust Building
L. & C. Tract & Union
NASHVILLE, TENNESSEE

FULL RELEASE
20 March 1958

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