K 2659

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TWO HUNDRED and No/100 ($200.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and the further consideration that Fred Nickens and Hazel Kincaid have assumed and agreed to pay the balance of a note dated March 14, 1955, in the original principal amount of $6700.00, payable to the order of Edwin B. Raskin and wife, Rebecca K. Raskin, in 180 monthly installments of $56.55 each, including principal and interest at the rate of 6% per annum on the unpaid balance, and secured by a lien retained in the deed from Edwin B. Raskin and wife, Rebecca K. Raskin, to Clyde Eugene Jones and wife, Naomi Dickens Jones, of record in Book 2393, page 140, Register's Office for Davidson County, Tennessee,

we, Clyde Eugene Jones and wife, Naomi Dickens Jones,

have bargained and sold, and by these presents do transfer and convey unto the said Fred Nickens and Hazel Kincaid, 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. 182 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for said County.

Said Lot No. 182 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Clyde Eugene Jones and wife, Naomi Dickens Jones, by deed from Edwin B. Raskin and wife, Rebecca K. Raskin, of record in Book 2393, page 140, 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 Fred Nickens and Hazel Kincaid, their heirs and assigns, forever.

And we do covenant with the said Fred Nickens and Hazel Kincaid 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 aforesaid and 1955 property taxes which are prorated and assumed by the purchasers.

And we, Clyde Eugene Jones and wife, Naomi Dickens Jones, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred Nickens and Hazel Kincaid, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31 day of September, 1955

x Clyde Eugene Jones

x Naomi Dickens Jones

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