BK 2643

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, Joe Wendall Small and wife, Mary W. Small, have assumed and agreed to pay the balance of a note dated April 21, 1954, in the original principal sum of $6,500.00, payable to T. W. Street and wife, Beulah Mae Street, in monthly installments of $54.86 each, including principal and interest at the rate of 6% per annum, and secured by a vendor's lien retained in the deed from T. W. Street and wife, to George Jackson, Jr. and wife, of record in Book 2275, page 312, Register's Office for Davidson County, Tennessee,

We, George Jackson, Jr. and wife, Virginia Jackson, have bargained and sold, and by these presents do transfer and convey unto the said Joe Wendall Small and wife, Mary W. Small, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly 65 feet of Lot No. 29 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, page 102, Register's Office for said County.

Said part of Lot No. 29 fronts 65 feet on the southerly side of Virginia Avenue and extends back 278 feet on the easterly line and 282 feet on the westerly line with the easterly margin of Anderson Street, to a dead line, measuring 65 feet thereon.

Being the same property conveyed to George Jackson, Jr. and wife, Virginia Jackson, by deed from T. W. Street and wife, Beulah Mae Street, of record in Book 2275, page 312, 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 Joe Wendall Small and wife, Mary W. Small, their heirs and assigns, forever.

And We do covenant with the said Joe Wendall Small and wife, Mary W. Small, 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 above set out and 1957 property taxes which are prorated and assumed by the grantees.

And We, George Jackson, Jr. and wife, Virginia Jackson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe Wendall Small and wife, Mary W. Small, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5 day of April, 1957

George Jackson Jr

Virginia Jackson

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