K 2651

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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, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated October 11, 1955, executed by the grantors herein, payable to Kimbrough Phillips Company, for the original sum of $8,650.00, with interest at 4½% per annum, both principal and interest payable $48.10 monthly, beginning December 1, 1955, final payment due October 1, 1980, said payment secured by a deed of trust of record in Book 2462, page 499, Register's Office for Davidson County, Tennessee,

WE, EDWARD IRA WILLIAMS AND WIFE, MARGIE H. WILLIAMS,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM PHILLIP SPEARS AND WIFE, RUTH LADD SPEARS 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. 1 on the Plan of Section Two, Archwood Acres, as of record in Book 2331, page 12, Register's Office for said County, and described as follows:
BEGINNING at monument in the north margin of DuPont Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said lots, northerly 206 feet to a point; thence easterly 228.98 feet to the westerly margin of Archwood Drive; thence with the margin of the same, southerly around a slight curve, 152.55 feet to the beginning of a curve; thence around said curve, southwesterly 31.42 feet to the west margin of DePont Avenue; thence with the margin of the same westerly 200 feet to the point of beginning.
Being the same property conveyed to Edward Ira Williams and wife, Margie H. Williams, by deed from H. and A. Homes, Inc., as of record in Book 2453, page 467, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM PHILLIP SPEARS AND WIFE, RUTH LADD SPEARS their heirs and assigns, forever.

And we do covenant with the said WILLIAM PHILLIP SPEARS AND WIFE, RUTH LADD SPEARS 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 herein above set out and by 1957 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 land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of June, 19 57.

Edward Ira Williams
Edward Ira Williams

Margie H. Williams
Margie H. Williams

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richard, a Notary Public in and for said County and State, the within named EDWARD IRA WILLIAMS AND WIFE, MARGIE H. WILLIAMS, the bargainors, 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 19th day of June, 19 57

My Commission Expires April 23, 1958

L. D. Richard
Notary Public

Warranty Deed
Edward Ira Williams
Margie H. Williams
Facts
Edward Ira Williams, et ux
42905
To
William Phillip Spears, et ux
Register's Office
Received for record 20
of June A.D. 1957
at 2:13 o'clock P.M.
Book 2651 Page 101
Recorded in Book Page
Recording Fee $ 2.20
James D. Wilson, Register
By L. D. Richard D.C.

Published by
Tennessee Title Company
Nashville, Tennessee
Insurance
Abstracts
Lawyers

K 2651 PG 101