K 2652

WARRANTY DEED 7180 Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

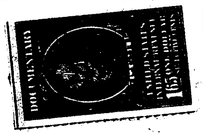
Ten and No/100 - DOLLARS

cash in hand paid by Clarence Rabon Teasley and wife, Mary Ellis Teasley, and other good and valuable considerations, receipt of which is acknowledged, and the further consideration that grantees assume the unpaid principal balance of the indebtedness secured by deed of trust executed by James E. Woodson, et ux, to John J. Nanni, Trustee, of record in Book 2412, page 589, Register's Office for Davidson County, Tennessee, we, James E. Woodson and wife, Mattie Woodson

have bargained and sold, and by these presents do transfer and convey unto the said Clarence Rabon Teasley and wife, Mary Ellis Teasley

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Mrs. Lula McPherson's Subdivision of part of Block 3 of the G. T. Sheegog's Subdivision at Bordeaux, of record in Book 421, page 191, said McPherson's Subdivision not being of record and said lot is described according to an unrecorded copy of a survey thereof made February 1, 1937, by Earle Drake, County Surveyor, as follows:
BEGINNING at a point in the southwesterly margin of Doak Avenue 177 feet southeasterly from the margin of South Hamilton Road being the corner of Lots No. 11 and 12; thence with the line of Lots No. 11, 10 and 9, southwesterly 150 feet to a point in the line of Lot No. 9; thence South 49½° East 60 feet to the corner of Lots No. 12 and 13; thence with the line between said lots, northeasterly 150 feet to the margin of Doak Avenue; thence with the margin of the same, North 49½° West 60 feet to the point of beginning.
Being the same property conveyed to James E. Woodson and wife, Mattie Woodson, by deed from William Ralph Wilson and wife, of record in Book 2399, page 509; said Register's Office.



Taxes for 1957 have been pro rated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence Rabon Teasley and wife, Mary Ellis Teasley, their heirs and assigns, forever.

And we do covenant with the said Clarence Rabon Teasley and wife, Mary Ellis Teasley 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.

And we, James E. Woodson and wife, Mattie Woodson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence Rabon Teasley and wife, Mary Ellis Teasley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of June 1957

James E Woodson
James E. Woodson

Mattie Woodson
Mattie Woodson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ross V. Dunn, a Notary Public in and for said County and State, the within named James E. Woodson and wife, Mattie Woodson

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 Nashville, Tennessee, this 27th day of June 1957

Commission expires April 22, 1958

Notary Public

PG 379