BK 2689

WARRANTY DEED G-6200 BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 ****** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption by the Grantees of the principal balance now due on a certain note, dated May 13, 1952, in the original amount of $5,700.00, secured by a deed of trust executed by James H. Williams and wife, Emma Frances Williams to E. A. Goodloe, Trustee, of record in Book 2081, page 307, RODC, Tennessee,

M. E. AYERS and wife, WILMA SMITH AYERS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

E. E. RANDOLPH and wife, DOROTHY D. RANDOLPH,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 104 feet front and 35 feet rear of Lot No. 50 on the plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for said County.

Said part of Lot No. 50 fronts 104 feet on the westerly side of 30th Avenue South and runs back 210 feet on the northerly line and 200 feet on the southerly line with the northerly margin of a 20-foot court to an alley, measuring 35 feet thereon.

Being the same property conveyed to James H. Williams and wife, Emma Frances Williams, by deed from Mary Jane Williams and husband, U. M. Williams, of record in Book 1404, page 396, said Register's Office.

Being the same property conveyed to M. E. Ayers and wife, Wilma Smith Ayers, by deed from James H. Williams and wife, Emma Frances Williams, dated December 13, 1955, of record in Book 2650, page 572, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 14 day of June, 1957

M. E. Ayers

Wilma Smith Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wilma H. Mercer, a Notary Public in and for the State and County aforesaid, personally appeared the within named M. E. Ayers and wife, Wilma Smith Ayers, the bargainor(s) 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 the 14 day of June, 1957

Wilma H. Mercer
Notary Public

My commission expires:
My Commission Expires January 28, 1958

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