K 2752

WARRANTY DEED

For and in consideration of the sum of ($10.00)
Ten and No/100 *DOLLARS*
Cash in hand paid by Mary Ann Seaborn and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay two notes, being of record in Book 2305, Page 33, and Book 2487, Page 188 Register's Office for Davidson County, Tennessee respectively. Said notes being in the combined principal balance of $3,456.49, and being payable in total monthly installments of $45.00 each, including both principal and interest.

We, H. F. Davis, and wife, Mary Davis, *have bargained and sold, and by these presents do transfer and convey unto the said* Mary Ann Seaborn *her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

A lot or parcel of land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being lots Nos. 1 and 2 on the unrecorded subdivision of the Isaac N. Willis property, described as follows:

Beginning on the easterly margin of Willis Avenue, formerly Napoleon Street, at a point 120 feet north of the northerly margin of the Whites Creek Pike; thence with said Avenue northwardly 95 feet, more or less, to the southwest corner of the property conveyed to John Malone and wife, by deed from B. S. Snell and wife, of record in Book 549, page 182, Register's Office for said County; thence eastwardly 115 feet; thence southwardly 95 feet, more or less, to a point 195 feet north of the northerly margin of Whites Creek Pike; thence westwardly 115 feet to the beginning.

Being the same property conveyed to H. F. Davis and wife by deed from Geneva C. Goodwin as of record in Book 2487, Page 188, 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 Mary Ann Seaborn *her heirs and assigns, forever.*

And we *do covenant with the said* Mary Ann Seaborn *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 stated and taxes which have been assumed by the Purchaser.

And we, H. F. Davis and wife, Mary Davis *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mary Ann Seaborn *her heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 14th *day of* June, 1958, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. F. Davis

Mary Davis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mack H. Webb, *a Notary Public in and for said County and State,* H. F. Davis and wife, Mary Davis, *the within named 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* 14th *day of* June, 1958.

Mack Webb *Notary Public*

Commission expires 10/24/60

C 333