K 2753

#2129.19

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 by James Hill Nelson and wife, Minnie B. Nelson, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; AND THE SAID James Hill Nelson and wife, Minnie B. Nelson, hereby assume, and agree to pay Two Thousand One Hundred Nineteen and 19/100 dollars ($2,119.19), which is the present balance of a first mortgage secured by Vendor's lien retained in deed from Nettie Wilson Bolton, an unmarried woman, to Annie Jane Rhodes of record in Book 2245, Page 442, Register's Office Davidson County, Tennessee.

I, Annie Jane Rhodes,

_______ have bargained and sold, and by these presents do transfer and convey unto the said James Hill Nelson and wife, Minnie B. Nelson,

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. 19 in Ashcraft's Subdivision of part of Lot No. 14 of Harding's Lytle Tract in Nashville, of record in Book 57, page 162, Register's Office for said County.
Said Lot No. 19 fronts 25 feet on the northerly side of Herman Street and runs back between parallel lines, 159.9 feet to an alley.
Being the same property conveyed to Annie Jane Rhodes, for her sole and separate estate, free from the debts of her present husband, or any future husband she may hereafter acquire, by deed from Nettie Wilson Bolton, an unmarried woman, of record in Book 2245, Page 442, 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 James Hill Nelson and wife, Minnie B. Nelson,

their heirs and assigns, forever.

And I do covenant with the said James Hill Nelson and wife, Minnie B. Nelson, that I am 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 any mortgages or taxes of record.

And I, Annie Jane Rhodes,

do further covenant and bind Myself, My heirs and representatives, to warrant and forever defend the title to the said land to the said James Hill Nelson and wife, Minnie B. Nelson,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness My hand this 18th day of June, 1958

Annie Jane Rhodes

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