K 2878

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) **DOLLARS**

Cash in hand paid by Ed. D. Webster and wife, Josephine E. Webster, and other good and valuable consideration, the receipt of all of which is herebey acknowledged, **and the assumption of a firstm mortgage of which the principal balance is $5,936.00 payable $52.50 per month including principal and interest at 6% per annum.**

We, Emmitt Atkinson and wife, Osie Atkinson **have bargained and sold, and by these presents do transfer and convey unto the said** Ed. D. Webster, and wife, Josephine E. Webster **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. 228 in McGavock and Wetmore's Attition to Nashville, called the town of McGavock, the plan of which addition is of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 228 fronts 50 feet on the easterly side of 10th Avenue, North, formerly Polk Street, and extends back easterly between parallel lines 150 feet to an alley.

Being the same property conveyed to Emmett D. Atkinson and wife, Osie Atkinson from Ewing O. Harper, Jr. and wife, Lillian G. Harper, recorded in Book 2739, page 308, Register' 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 Ed D. Webster, and wife, Josephine E. Webster **their heirs and assigns, forever.**

And We **do covenant with the said** Ed D. Webster and wife, Josephine E. Webster **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, Emmitt Atkinson and wife, Osie Atkinson **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ed. D. Webster, and wife, Josephine E. Webster, **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 23rd **day of** January, 19 59

DOCUMENTARY .55 CENTS .55

✓ Emmett Atkinson

✓ Osie Atkinson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Betty J. Upton, **a Notary Public in and for said County and State, the within named** Emmitt Atkinson and wife, Josephine Atkinson, **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 office, this 23 **day of** January, 19 59

Commission expires Jul 12 1960

Betty J. Upton
Notary Public

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