K 2883

For and in consideration of the sum of $ 2,486.68 cash in hand paid to JOHN DAVIS and wife, RUBY LORRAINE DAVIS, by FLORENCE LAVENIA BIGGS, ~~XXXXXX~~ receipt of which is hereby acknowledged, and in further consideration of the said FLORENCE LAVENIA BIGGS assuming the balance due on a certain mortgage note dated November 1, 1955, in the face amount of $8,800 made payable to Fidelity Federal Savings and Loan Association and secured by a Deed of Trust of even date therewith to Louis Leftwich, Trustee, recorded in Book 2466, page 337, Register's Office for Davidson County, Tennessee, which note and Deed of Trust the said FLORENCE LAVENIA BIGGS hereby assumes, we, JOHN DAVIS and wife, RUBY LORRAINE DAVIS,

have bargained and sold, and by these presents do transfer and convey unto the said FLORENCE LAVENIA BIGGS,

her 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. 5 on the Map of Laverne Acres Subdivision, as of record in Book 2330, page 14, in the Register's Office for Davidson County, Tennessee.
Said Lot No. 5 fronts 152.3 feet on the northerly margin of New Ewing Lane and extends back between lines 225.8 feet on the westerly line and 240.1 feet on the easterly line to a dead line in the rear, measuring 192.5 feet thereon. Being the same property conveyed to John Davis and wife, Ruby Lorraine Davis, by deed from G and H Company Inc. of record in Book 2481, page 475, said Register's Office.

Taxes for 1959 have been pro rated to date and are hereby assumed by grantee.

Possession to be given not later than April 16, 1959.
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FLORENCE LAVENIA BIGGS, her heirs and assigns, forever.

And we do covenant with the said FLORENCE LAVENIA BIGGS, 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 by Deed of Trust recorded in Book 2466, page 337, said Register's Office, which ~~and~~ grantee hereby assumes.
We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said FLORENCE LAVENIA BIGGS, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of April, 1959.

John Davis
Ruby Lorraine Davis

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Ruth Blair, a Notary Public in and for said County and State, the within named JOHN DAVIS and wife, RUBY LORRAINE DAVIS, the bargainors, 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 2nd day of April, 1959.

Ruth Blair
Notary Public

My Commission Expires Oct. 28, 1961

Commission expires

Warranty Deed

FROM John Davis et ux

To Florence Lavenia Biggs

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3 day of APR A.D. 1959 at 12 o'clock
Noted in Book 2687 Page 57
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
By Dep. Reg.

Published by TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
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