BK 2884

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $4500.00 ---------- FORTY-FIVE-HUNDRED AND NO/100 ---------- DOLLARS TWO-THOUSAND AND NO/100 $2,000.00) DOLLARS, paid in cash by J.D.Turner and wife Cornelia Irene Turner, the receipt of which is hereby acknowledged, and for the remainder of the purchase price, the said J.D. Turner and wife Cornelia Irene Turner, hereby assume, and agree to pay off, $2500.00 dollars, the remainder of the original note dated January 11th 1955, of $4,000.00 dollars, the same is mentioned in Book 2338, page 546, Register's Office for Davidson County, Tennessee.

We, Sam R.Groves and wife Flora Mae Groves

have bargained and sold, and by these presents do transfer and convey unto the said J.D. Turner and wife Cornelia Irene Turner, 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 the northerly 33-1/3 feet of Lot NO.30 on the Map of W.M.Butler's Subdivision, as of record in Book 57, page 98, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 33-1/3 feet on the westerly side of 16th Avenue, NO. and runs back between parallel 145.6 feet to an alley.

And is the same property conveyed to Sam R.Groves and wife, Flora Mae Groves by deed from Willie Siscoe et ux., see deed of record in Book 2338, page 546, Register's Office for Davidson County, Tennessee.

The taxes for the year of 1959 are to be pro-rated as of date of deed

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J.D.Turner and wife Cornelia Irene Turner, their heirs and assigns, forever.

And we do covenant with the said J.D.Turner and wife Cornelia Irene Turner 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, Sam R.Groves and wife Flora Mae Groves do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said J.D. Turner and wife Cornelia Irene Turner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of April ---------- , 1959

Sam R Groves

Flora Mae Groves

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