K 2903

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ---------- *DOLLARS*

and other good & valuable considerations,

We, John M. Willis and wife, Pauline I. Willis,

have bargained and sold, and by these presents do transfer and convey unto the said Charles W. Jones and wife, Grace H. Jones,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being lot No. 22 on the Map of Section One, Meadow Rose Park, of record in book 2083, page 53, Register's Office for said County.
Said Lot No. 22 fronts 95 feet on the north side of Rosebank Avenue and runs back 215.38 feet on the east line and 230.07 feet on the west line, to a dead line in the rear on which it measures 99.6 feet.
Being the same real property conveyed to John M. Willis and wife, Pauline I. Willis, by deed from American Homes, Inc., dated May 14, 1954, filed June 14, 1954, and recorded in book 2282, page 5, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W. Jones and wife, Grace H. Jones, their *heirs and assigns, forever.*

And we *do covenant with the said* Charles W. Jones and wife, Grace H. Jones, *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 sum of $8,396.16 being assumed by grantees payable to Fidelity Fed. Savings & Loan - Book 2265, p. 631. R.O.D.C.

And we, John M. Willis and wife, Pauline I. Willis, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles W. Jones and wife, Grace H. Jones, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 30th *day of* April, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John M. Willis
Pauline I. Willis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* John M. Willis and wife, Pauline I. Willis, ... *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* 30th *day of* April, *19* 59.

NOTARY PUBLIC
DAVIDSON COUNTY

Charles F. Frazier
Notary Public

Commission expires April 19, 1960

459