BK 2965

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 and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the furtner consideration that the grantees, Cordell H. Williams and wife, Velma K. Williams, have assumed and agreed to pay the unpaid balance of a note dated September 22, 1958, in the original principal sum of $7,500.00, present balance being in the amount of $7,288.03, payable to the order of The First Mortgage Company of Nashville in monthly installments of $51.60, which includes principal and interest at the rate of 5½% per annum, and secured by a deed of trust of record in Book 2831, page 95, Register's Office for Davidson County, Tennessee,

I, Mary E. Tudor, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Cordell H. Williams and wife, Velma K. Williams, 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. 13 on the Plan of Rosewood Heights, Section I, of record in Book 2133, page 56, Register's Office for said County.

Said lot No. 13 fronts 100 feet on the southerly side of Rosebank Avenue and runs back between lines, 236 feet on the west line and 150 feet on the east line, to a dead line which is a broken line and measures 141.1 feet thereon.

Being the same property conveyed to Mary E. Tudor, to her sole and separate use, by deed from Thomas Wayne Lambert and wife, Margaret Lambert, of record in Book 2806, page 353, 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 Cordell H. Williams and wife, Velma K. Williams, their heirs and assigns, forever.

And I do covenant with the said Cordell H. Williams and wife, Velma K. Williams, 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 1959 taxes which are to be prorated and assumed by the grantees.

And I, Mary E. Tudor, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Cordell H. Williams and wife, Velma K. Williams, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of October, 19 59

Mary E. Tudor

PG 87