K 2996

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of THIRTEEN THOUSAND EIGHT HUNDRED FIFTEEN and 25/100 ---------- ($13,815.25) ---------- DOLLARS

paid as follows: FOUR THOUSAND DOLLARS ($4,000.00) CASH in hand paid, and the assumption of a Vendor's Lien Note made to Mrs. Josephine Petre, et vir, by John W. Bailey and wife, Carolyn L. Bailey, and Florence A Stratton, said lien being recorded in Book 2283, page 514, R. O. D. C., Tennessee. The balance of said Lien Note being in the principal sum of NINE THOUSAND EIGHT HUNDRED FIFTEEN and 25/100 ($9,815.12) Dollars; The said FOUR THOUSAND Dollars being paid, and the said NINE THOUSAND EIGHT HUNDRED FIFTEEN and 25/100 Dollars being assumed by

----------DR. G. S. MEADORS, SR. ----------

We JOHN W. BAILEY and wife, CAROLYN L. BAILEY, as to one-half undivided interest

and FLORENCE A. STRATTON, as to one-half undivided interest----------

---------- have bargained and sold, and by these presents do transfer and convey unto the said ----------DR. G. S. MEADORS, SR. ----------

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being parts of Lots Nos. 115 and 116 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the "Town of McGavock", as of record in Book 21, page 23, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor June 27, 1940, as follows:

BEGINNING at the northeast corner of Arthur Avenue and Monroe Street; thence with the easterly margin of Arthur Avenue, Northwardly 100 feet to a point eight feet south of a stone pier; thence eastwardly 155.2 feet to the westerly martin of an alley; thence with said alley, southwardly 41 feet to the northeast corner of the property conveyed to D. E. Yeager and wife, by deed from Joe Walkup and wife of record in Book 1011, page 401, said Register's Office; thence with said yeager's northerly line, westwardly 41.7 feet; thence southwardly and with Yeager's westerly line 124 feet to a stone pier in the northerly margin of Monroe Street; thence with said street, westwardly 128.6 feet to the beginning.

Being the same property conveyed to John W. Bailey and wife, Carolyn L. Bailey, as to a one-half undivided interest and Florence A. Stratton as to a one-half undivided interest by deed from Mrs. Josephine Petre and husband, of record in Book 2283, page 514, 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 DR. G. S. MEADORS, SR. ---------- ----------his---------- heirs and assigns, forever.

And we do covenant with the said ------DR. G. S. MEADORS, SR.---------- 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 for the Vendor's Lien and Note, described above, and assumed by Dr. G. S. Meadors, Sr.

And we, John W. Bailey and wife, Carolyn L. Bailey and Florence A. Stratton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said DR. G. S. MEADORS, SR. HIS heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of December, 1959

John W. Bailey
John W. Bailey

Carolyn L. Bailey
Carolyn L. BAILEY

Florence A Stratton
Florence A. Stratton

W. G. Meadors Sr
Dr. G. Meadors, Sr.

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