BK 3031

74707

WARRANTY DEED

FROM

JOHN J. FORRESTER AND WIFE,

ANNA M. FORRESTER

TO

CLIFTON FORTUNE AND WIFE,

RUBY P. FORTUNE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of MAR A.D. 1960 at 8:51 o'clock A.M.
Noted in Book 95 Page 223
Recording Fee $2.00
JAMES P. WILSON, Register
By

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

JUSTICE & JUSTICE, INC.

APPROVED AS TO LEGALITY ON
THIS 3rd DAY OF Mar 1960
BY Ward & Ward & Ward

WARRANTY DEED

For and in Consideration of the sum of $10.00
---Ten and No/100---
DOLLARS

Cash paid by Clifton Fortune and Wife, Ruby P. Fortune, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption by the said Clifton Fortune and Wife, Ruby P. Fortune of $8,589.22, being the unpaid principal balance of Note dated January 7, 1958, in the original principal amount of $9,000.00, payable in monthly installments of $84.00 each, including principal and interest at the rate of 6% per annum, beginning February 1, 1958, balance January 1, 1968, secured by deed of trust executed by John J. Forrester and Wife, Anna M. Forrester, to Ferriss C. Bailey, Trustee, of record in Book 2864, Page 377, Register's Office for Davidson County, Tennessee, to secure Murphree Mortgage Company the payment of said Note.

We, John J. Forrester and Wife, Anna M. Forrester

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

Clifton Fortune and Wife, Ruby P. Fortune

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 easterly parts of Lots Nos. 1 and 2 and part of Lot No. 2-A on the Map of A. M. Dudley's Subdivision, as of record in Book 874, Page 8, Register's Office of said County, described according to a survey made by Lewis D. Justice, Surveyor, March 22, 1948, as follows:

Beginning at a point on the northerly margin of McGavock Road, 184 feet easterly from the intersection of the northerly margin of said road and the easterly margin of a 5 foot reserved strip lying on the easterly side of Oxford Avenue; thence with the northerly margin of said McGavock Road easterly 114.5 feet to the westerly margin of a 16 foot alley; thence with the westerly margin of said alley northerly 88 feet to the southwest corner of a part of said Lot No.2-A, conveyed to Chester Walker, by deed from C. E. Walker and Wife, of record in Book 714, Page 497, Register's Office for said County, thence with the westerly line of said Chester Walker Lot, northerly 88 feet to the northwest corner of said lot, said point being in the northerly line of said Lot No. 2-A; thence with the northerly line of said Lot No. 2-A, westerly 95.7 feet to a stake; thence southerly 180 feet to the point of beginning.

Being the same property conveyed to John J. Forrester and Wife, Anna M. Forrester, by deed from H. F. Newson and Wife, Helen Walker Newson, of record in Book 2734, Page 171, Register's Office for Davidson County, Tennessee.

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