K 3099

WARRANTY DEED

For and in consideration of the sum of ten and no/100----------
----------($10.00)---------*DOLLARS*
cash in hand paid by Charles F. Delzell and wife, Eugenia R. Delzell, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Stanford C. Ericksen and wife, Jane P. Ericksen

have bargained and sold, and by these presents do transfer and convey unto the said Charles F. Delzell and wife, Eugenia R. Delzell, their

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

Being the easterly 20 feet of lot No. 30 and all of lot No. 31 on the map of St. Bernard Place, as of record in book 161, page 171, Register's Office for said County.
Said part of lot No. 30 and all of lot No. 31 front together 70 feet on the southerly side of Bernard Avenue, formerly St. Bernard Avenue, and extend back between lines, 139.82 feet on the easterly line and 138.72 feet, more or less, on the westerly line, to a 10-foot alley in the rear, measuring 70 feet, more or less thereon.
Being the same real property conveyed to Stanford C. Ericksen and wife, Jane P. Ericksen, by deed from Robert J. Fogle and wife, dated February 6, 1951, filed February 6, 1951, and recorded in book 1940, page 219, 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 F. Delzell and wife, Eugenia R. Delzell, their *heirs and assigns, forever.*

And we *do covenant with the said* Charles F. Delzell and wife, Eugenia R. Delzell *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 taxes for the year 1960 which are prorated and assumed by the purchasers.

And we, Stanford C. Ericksen and wife, Jane P. Ericksen *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 F. Delzell and wife, Eugenia R. Delzell, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 23rd *day of* June, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stanford Ericksen
Jane P. Ericksen.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, WADE SAIN, *a Notary Public in and for said County and State,* Stanford C. Ericksen and wife, Jane P. Ericksen,

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 the* 1st *day of* July, *19*60.

Wade Sain *Notary Public*

My commission expires April 25, 1964.

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