K 3100

For and in consideration of the sum of ten and no/100----------
----------($10.00)-----DOLLARS
cash in hand paid by John Jones and wife, Lee Iva Jones, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, C. E. Francis and wife, Fannie J. Francis

have bargained and sold, and by these presents do transfer and convey unto the said John Jones and wife, Lee Iva Jones, their

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

Being lot No. 24 on the Plan of the subdivision of part of lot No. 16 of the Nichol Property, as of record in plan book 2, page 49, Chancery Court at Nashville.
Said lot No. 24 fronts 50 feet on the northerly side of St. Louis, formerly Visalia, Street and runs back between parallel lines with the westerly margin of 23rd Avenue North, formerly Bosley Avenue, 150 feet to an alley.
Being the same real property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from Thomas C. Carroll and wife, dated March 1, 1960, filed March 7, 1960, and recorded in book 3031, page 353, 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 John Jones and wife, Lee Iva Jones, their

heirs and assigns, forever.

And we do covenant with the said John Jones and wife, Lee Iva 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 for taxes for the year 1960 which are prorated and assumed by the purchasers.

And we, C. E. Francis and wife, Fannie J. Francis

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Jones and wife, Lee Iva Jones, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of May, 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.

C. E. Francis

Fannie J. Francis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. H. Wall Jr., a Notary Public in and for said County and State, C. E. Francis and wife, Fannie J. Francis,

the within named bargainors, 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 2nd day of June, 19 60.

J. H. Wall Jr., Notary Public

Commission expires Aug 4-1962

94040

WARRANTY DEED
FROM
C. E. Francis, et ux
TO
John Jones, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of June A.D. 1960 at 12:10 o'clock M.
Noted in Book 3032 Page 32
Recorded Mort. Pge.
Recording Fee $2.00
ANNIE P. WILSON, Register
By M. E. Lee D.C.



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



G 597