K 3102

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ---------- (10.00) ---------- and no/100 ---- DOLLARS and other good and valuable considerations paid to us, the receipt of which is hereby acknowledged, we

James Robert Wall and wife Ann B. Wall have bargained and sold, and by these presents do transfer and convey unto the said Margaret Wright, an unmarried woman her 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 Lot No. 4, on the Plan of Virginia Manor Subdivision, a plan of which is of record in Book 1835, page 22, Register's Office for said county.

Said Lot No. 4 fronts 75 feet on the northerly side of Avalon Drive and runs back between lines, 154.08 feet on the east line and 155.45 feet on the west line to a dead line on which it measures 75.01 feet.

Being the same property conveyed to James Robert Wall and wife, Ann B. Wall by deed from Joseph William Carrington and wife, Wilmoth Eidsen Carrington, dated May 30, 1957, ..., of record in Book _____, page _____, 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 Margaret Wright, an unmarried woman her heirs and assigns, forever.

And we do covenant with the said Margaret Wright, 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 balance on an indebtedness due to First Fed. Savings & Loan Asso. of Nashville, Tenn., secured by a deed of trust dated May 30, 1957, originally for $12,100; and 1960 taxes. Assumed by buyer,

And we, James Robert Wall and wife Ann B. Wall do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Margaret Wright her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of July, 1960

James Robert Wall

Ann B. Wall

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