K 3131

REAU E. FOLK, JR., FORM

WARRANTY DEED G-139653

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further considerations of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated October 16, 1959, in the original principal sum of $11,350.00, payable to the order of The First Mortgage Company of Nashville, in monthly installments of $71.51, including interest at 5 3/4% per annum, said note being secured by a deed of trust executed by James R. Williams and wife, to E. E. Murrey, Trustee, of record in Book 2989, page 207, Register's Office for Davidson County, Tennessee.

JAMES R. WILLIAMS and wife, MARILYN G. WILLIAMS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MRS. ROBBIE JEAN CAFFERKY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 6.2 feet of Lot No. 31 and the easterly 45.8 feet of Lot No. 30 on the Plan showing Rich's Re-Subdivision of Lots Nos. 17, 18, 19, 33, 34, 35 and original Lots Nos. 20 to 32, inclusive, in Marshall & Stokes Subdivision; as of record in Book 547, page 172, Register's Office for said County.

Said parts of said Lots 31 and 30 adjoin and front together 52 feet on the southerly side of Belcourt Street or Avenue and runs back between parallel lines, 168.5 feet to an alley.

Being the same property conveyed to James R. Williams and wife, Marilyn G. Williams by deed from A. N. Archie and wife, of record in Book 2965, page 365, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1195, page 294, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1960 taxes, which have been assumed by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 16th day of September, 1960.

James R. Williams

Marilyn G. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named James R. Williams and wife, Marilyn G. Williams, the 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 16th day of September, 1960.

Reau E. Folk Jr.
Notary Public

My commission expires July 23, 1962

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