K 3136

WARRANTY DEED

For and in consideration of the sum of Ten and No/100

($10.00) DOLLARS

cash in hand paid by William M. Jones and wife, Annie L. Jones, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we T. J. Sterritt and wife, Frances Sterritt,

have bargained and sold, and by these presents do transfer and convey unto the said William M. Jones and wife, Annie L. Jones,

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

Being Lot No. 31 on the Plan of George I. Waddey's Subdivision of Blocks 16 and 26 Midway Plan, as of record in Book 421, page 55, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the westerly side of 30th Avenue, North and extends back between parallel lines, along the northerly margin of a 20-foot alley, 150 feet to a 20-foot alley in the rear.

Being the same property conveyed to T. J. Sterritt and wife, Frances Sterritt, by deed from Mark Collier and wife, of record in Book 2929, page 587, 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 William M. Jones and wife, Annie L. Jones,

their heirs and assigns, forever.

And we do covenant with the said William M. Jones and wife, Annie L. 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 1960 taxes which have been pro-rated and assumed.

And we, T. J. Sterritt and wife, Frances Sterritt, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William M. Jones and wife, Annie L. Jones,

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

Witness our hands this 21st day of October, 1960

T. J. Sterritt

Frances Sterritt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, T. Willard Oliphant, a Notary Public in and for said County and State, the within named T. J. Sterritt and wife, Frances Sterritt,

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 office, this 21st day of October, 1960

Commission expires August 11, 1964.

T. Willard Oliphant
Notary Public

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