BK 3159

WARRANTY DEED

For and in consideration of the sum of $10.00 ----------TEN and NO/100---------- *DOLLARS* cash in hand paid by Samuel J. V. Abernathy and wife, Gladys I. G. Abernathy, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Wilson James, Jr. and wife, Lucy James

have bargained and sold, and by these presents do transfer and convey unto the said Samuel J. V. Abernathy and wife, Gladys I. G. Abernathy, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 55 on the map of College Hill Subdivision, Section Two, of record in Book 2133, page 52, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made May 11, 1955, by William Collier Parrish, Associates Engineers, as follows:

Said lot fronts 77 feet on the northerly side of Batavia Street and runs back between parallel lines, 182.7 feet on the west line and 197.8 feet on the east line, to a dead line, on which it measures 56 feet.

Being the same real property conveyed to Wilson James, Jr. and wife, Lucy James, by deed from Merl R. Eppse and wife, dated March 23, 1959, filed April 2, 1959, and recorded in book 2883, page 311, 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 said Samuel J. V. Abernathy and wife, Gladys I. G. Abernathy, their *heirs and assigns, forever.*

And we *do covenant with the said* Samuel J. V. Abernathy and wife, Gladys I. G. Abernathy *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered.*

And we, Wilson James, Jr. and wife, Lucy James *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Samuel J. V. Abernathy and wife, Gladys I. G. Abernathy, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 6 *day of* Sept *, 1960, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sidney Rosenblit

Wilson James, Jr.

Lucy James

STATE OF ~~XXXXXXX~~ NEW JERSEY
COUNTY OF ~~XXXXXX~~ ATLANTIC

Personally appeared before me, Sidney Rosenblit *a Notary Public, and for said County and State,* Wilson James, Jr.

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Atlantic City, New Jersey xxxxxx *this* 26th *day of* August *, 19* 60.

Sidney Rosenblit

Commission expires MY COMMISSION EXPIRES FEB. 13, 1963.

PG 217