K 3162

Stamp. no 4950.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) - DOLLARS cash in hand paid by Fred U. Law, the receipt of which is hereby acknowledged, and other good and valuable considerations,

we, William T. Pearson and wife, Mary E. Pearson, *have bargained and sold, and by these presents do transfer and convey unto the said* Fred U. Law, ~~their~~ his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the easterly 60 feet front and 52 feet rear of Lot No. 64 on the map of Joywood Heights, Section No. 1, as of record in book 1130, page 91, Register's Office for said County.

Said part of Lot No. 64 fronts 60 feet on the northerly side of Wesley Avenue and runs back 189.4 feet on the easterly line and 165 feet on the westerly line to a dead line measuring 52 feet thereon.

Being the same property conveyed to William T. Pearson and wife, Mary E. Pearson by deed from J. D. Williams and wife, Ruth F. Williams of record in Book 2544, page 617, 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 Fred U. Law, his ~~their~~ *heirs and assigns, forever.*

And we *do covenant with the said* Fred U. Law *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 by a first mortgage in the amount of $1,632.49 held by the Provident Trust Company and a second mortgage of $1,733.82 held by Nashville Bank and Trust Company.

And we, William T. Pearson and wife, Mary E. Pearson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Fred U. Law, his ~~their~~ *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands *this* 2nd *day of* December, *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.*

William T. Pearson

Mary E. Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MACK H. WEBB, *a Notary Public in and for said County and State,* William T. Pearson and wife, Mary E. Pearson, *the within named 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* 2 *day of* December, *19*60.

Mack H. Webb *Notary Public*

Commission expires 10/24/64

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