K 3181

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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

($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, andfor the specific consideration that Jarradah Fox and wife, Ada H. Fox, to hereby assume and agree to pay the unpaid principal balance owing upon a certain note executed by the grantors herein payable to the order of the First Mortgage Company of Nashville in the original sum of $7,000.00 and the same being secured by a deed of trust of record in Book 2919, page 535, RODC, Tennessee, we, S. T. Watson and wife, Norma Watson, have bargained and sold, and by these presents do transfer and convey unto the said Jarradah Fox and wife, Ada H. Fox, 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. 64 and the east 10 feet of Lot No. 63 on the Map of Geroge Waters' Subdivision, as of record in Book 332, pages 136 and 137, Register's Office for said County, described as follows: Beginning at a point in the north margin of Hanover Avenue 59 feet east of the east margin of an alley; thence northerly 172.9 feet to the south margin of an alley; thence northeasterly with the margin of same, passing the corner of Lots Nos. 63 and 64 at 11.9 feet, in all 26.9 feet to a turn in said alley; thence continuing with the margin of same easterly 38 feet to the corner of Lots Nos. 64 and 64; thence with the line between said lots southerly 184.4 feet to the north margin of Hanover Avenue; thence with the margin of same westerly 60 feet to the point of beginning.

Being the same property conveyed to S. T. Watson and wife, Norma Watson by deed from James D. Midgett and wife, of record in Book 2904, page 297 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 Jarradah Fox and wife, Ada H. Fox, their heirs and assigns, forever.

And we do covenant with the said Jarradah Fox and wife, Ada H. Fox, 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 as above set forth and 1961 taxes which have been assumed by the grantees herein.

And we, S. T. Watson and wife, Norma Watson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jarradah Fox and wife, Ada H. Fox, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of February, 1961.

[redacted]

S. T. Watson

Norma Watson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JNO B. COBB JR, a Notary Public in and for said County and State, the within named S. T. Watson and wife, Norma Watson, 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 9th day of February, 1961.

Commission expires 10-22-62

Notary Public

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