K 3181

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, and for the further consideration that the property hereinafter conveyed is subject to the unpaid balances of two notes, the first of said notes being dated Oct. 13, 1960, executed by Jim D. Stevens, payable to Volunteer Federal Savings & Loan Association, for the original sum of $4,500.00, with interest at 6% per annum, both principal and interest payable $49.96 monthly, and said debt secured by a vendor's lien retained in the deed of record in Book 3135, page 278, Register's Office for Davidson County, Tennessee; and the second of said notes being dated November 11, 1960 executed by the grantors herein, payable to Jim D. Stevens, for the original sum of $3,000.00, payable $5.00 monthly, for a period of 120 months, and then payable $50.00 monthly, including interest at 6% per annum, and said debt secured by a vendor's lien retained in the deed of record in Book 3160, page 134, said Register's Office,

WE, WILLIAM FRED DICKENS AND WIFE, ERMA LEE C. DICKENS,



have bargained and sold, and by these presents do transfer and convey unto the said JACK L. WARD AND WIFE, JESSIE W. WARD,

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

Being in northeast Nashville, being part of the property not numbered, on the Plan of Dr. V. S. Lindsley's Addition, as of record in Book 57, page 25, Register's Office for said County, described as follows:
BEGINNING at the westerly margin of Meridian Street, 250 feet northerly from the northerly margin of Hancock Street; thence westerly with the margin of Meridian Street, northwardly 50 feet; thence at right angles westwardly 174-3/4 feet to the easterly margin of an alley; thence with the margin of said alley, southwardly 50 feet; thence eastwardly 174¾ feet to the point of beginning.
Being the same property conveyed to William Fred Dickens and wife, Erma Lee C. Dickens, by deed from Jim D. Stevens, unmarried, as of record in Book 3160, page 134, 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 JACK L. WARD AND WIFE, JESSIE W. WARD,

their heirs and assigns, forever.

And we do covenant with the said JACK L. WARD AND WIFE, JESSIE W. WARD,

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.

And we, the grantors,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein,

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

Witness our hands this 11th day of February, 19 61

Erma Lee C. Dickens — Erma Lee C Dickens

William Fred Dickens — William Fred Dickens

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named William Fred Dickens and wife, Erma Lee C. Dickens,

the bargainor, 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 11th day of February, 19 61

Commission expires 2-27-1964

Notary Public

TENNESSEE TITLE COMPANY

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