K 3185

WARRANTY DEED

For and in consideration of the sum of

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Cash in hand paid by Florence G. Morris and the assumption and agreement to pay the balance of a note executed by Wilson Dunn Regan and wife, Jo Ann Regan, to John W. Murphree, Tr. dated October 8, 1955, to secure a $7,000.00 note now payable at the rate of $47.50 per annum and secured by deed of trust of record in Book 7462, page 379, R.O.D.C., Tenn, the receipt of which is hereby acknowledged.

We, Alfred Garett Preston and wife, Mary Helen Smith Preston, *have bargained and sold, and by these presents do transfer and convey unto the said* Florence G. Morris, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being lot No. 27 on the Plan of Joywood, as of record in book 974, page 45, Register's Office for said County.

Said lot No. 27 fronts 50 feet on the easterly side of Joy Circle and runs back between parallel lines 150 feet to a dead line.

Being the same real property conveyed to Alfred Garett Preston and wife, Mary Helen Smith Preston, by deed from Oliver R. Campbell and wife, dated July 25, 1958, filed July 28, 1958, and recorded in book 2798, page 141, said Register's Office.

Also the escrow fund held by Murphree Mortgage Co. passes to the grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Florence G. Morris, her *heirs and assigns, forever.*

And we *do covenant with the said* Florence G. Morris *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 to the mortgage described above and unpaid taxes which are assumed by grantee.

And Alfred Garett Preston and wife, Mary Helen Smith Preston, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Florence G. Morris, her *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand this* 15th *day of* March, 1961, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alfred G. Preston

Mary Helen Smith Preston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Elizabeth Smith, *a Notary Public in and for said County and State,* Alfred Garett Preston and wife, Mary Helen Smith Preston, *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* 15th *day of* March, 1961.

My Commission Expires January 27, 1963

Mary Elizabeth Smith *Notary Public*

Commission expires

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