K 3219

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)----------DOLLARS

Cash in hand paid by John Ackerman and wife, Shelby C. Ackerman, and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the said John Ackerman and wife, Shelby C. Ackerman, have assumed and agreed to pay the remaining unpaid balance of two notes, one of which is secured by a Deed of Trust executed by Wiggs Homes, Inc., to Herschel Greer, Trustee, of record in Book 1550, page 29, Register's Office for Davidson County, Tennessee, and the other is secured by a Deed of Trust executed by James Marshall Jones and wife, to Herschel Greer, Trustee, of record in Book 1567, page 571, said Register's Office, reference to which instruments is here made for a more particular description of said notes and the terms and conditions of said deeds of trust the obligations of which are assumed by the said grantees.

We, W. P. Ackerman and wife, Helen A. Ackerman have bargained and sold, and by these presents do transfer and convey unto the said John Ackerman and wife, Shelby C. Ackerman their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Book 547, page 199, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the north side of Idaho Avenue and runs back between parallel lines along the east margin of 42nd Avenue North 150 feet to an alley.

Being the same property conveyed to W. P. Ackerman and wife, Helen A. Ackerman, by deed from James Marshall Jones and wife, Mary Frances Jones, of record in Book 3218, page 317, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Ackerman and wife, Shelby C. Ackerman their heirs and assigns, forever.

And we do covenant with the said John Ackerman and wife, Shelby C. Ackerman 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 here in above set out.

And we, W. P. Ackerman and wife, Helen A. Ackerman do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Ackerman and wife, Shelby C. Ackerman their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14 day of April, 1961

W. P. Ackerman — John Ackerman

Mrs. Helen A. Ackerman — Shelby C. Ackerman

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