K 3221

WARRANTY DEED

For and in consideration of the sum of Ninety Five Hundred ($9500.00) Dollars cash to us in hand paid, receipt of which is hereby acknowledged, we, WAYNE PALMER, uncle, a widower, LAURA E. SMITHERMAN, cousin, a widow, SADIE QUINLAND, cousin, a widow, ESTIZER GREEN, cousin, CHARLES H. WATSON, cousin, and SEABORN ONEAL, cousin, sole heirs of Florence Ira Watson Hudson, Deceased, who died intestate on the 8th day of March, 1960, have bargained and sold and by these presents do transfer and convey unto the said Ulysses E. Puckett and wife, Amanda Puckett, a 2/3 interest as tenants by the entirety, and Elexine T. Burnette, a 1/3 interest, for, a certain tract or parcel of land commonly known as 1409 Villa Place, Nashville, Tennessee, her sole and separate use, hereinafter called the Grantees, their heirs and assigns,

being more particularly described as follows:

"Land in Davidson County, Tennessee, being part of Lot No. 41 on the Map of O. B. Rokeby's Addition of record in Plan Book 21, page 87, Register's Office for said County, and being known as Lot No. 5 in the Resubdivision of Lot No. 41 not of record and described as follows: Beginning at a point in the westerly margin of Villa Street 220 feet south of the south margin of Weston Avenue; thence westerly parallel to the south margin of Weston Avenue 144 feet to the east margin of an alley; thence with the margin of the same southerly 60 feet to a point; thence easterly 144 feet to the west ma margin of Villa Street; thence with the margin of the same northerly 60 feet to the beginning."

and we, Dr. William Green, Mrs. Myrtle Watson and Ernestine Oneal, as spouse of the grantors, hereby join in this conveyance, conveying our respective right of dower curtesy.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with the said Grantees 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 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, their heirs and assigns against the lawful claims of all persons, whomsoever.

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