BK 3221

WARRANTY DEED

For and in consideration of the sum of Three Thousand ($3000.00) Dollars, to us in hand paid, receipt of which is hereby acknowledged, we, WAYNE PALMER, uncle, a widower, LAURA F. 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 James Dale, a certain tract or parcel of land commonly known as 1223 - 11th Avenue, North, Nashville, Tennessee, being more particularly described as follows:

"Land in Davidson County, Tennessee commonly known as 1223 Eleventh Avenue, North, Nashville, Tennessee, and being Lot No. 63 on the Map of D. T. McGavock and others Addition, as of record in Book 21, page 41, Register's Office for said County.
Said lot fronts 50 feet on the west side of 11th Avenue North and runs back between parallel lines 150 feet to an alley."

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 and 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 James Dale, his heirs and assigns, forever. And we do covenant with the said James Dale 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 James Dale, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th ~~22nd~~ day of January ~~April~~, 1961.

Wayne Palmer
Wayne Palmer

Mrs. Laura F. Smitherman
Mrs. Laura F. Smitherman

Mrs. Sadie Quinland
Mrs. Sadie Quinland

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