BK 3224

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 and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the grantee, Gwendolyn Payne has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by John Bratton Cline and wife, to John W. Murphree, Trustee, of record in Book 2235, page 373, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.

I, Ida F. Munn, single.
have bargained and sold, and by these presents do transfer and convey unto the said Gwendolyn Payne, single
her 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 the easterly 42 feet of Lot No. 23 and thw westerly 10 feet of Lot No. 24 on the Plan of M. N. Young's Inglewood Annex, of record in Book 547, page 197, Register's Office for said County.

Said parts of said lots front together 52 feet on the northerly side of Norvell Avenue, and run back between lines 131.2 feet more or less, on the easterly side and 132 feet, more or less, on the westerly side, to a dead line on which they measure 52 feet.

Being the same property conveyed to Ida F. Munn, by deed from Kenneth R. Parker andwife, Barbara J. Parker, of record in Book 2737, page 111, 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 Gwendolyn Payne
her heirs and assigns, forever.

And I do covenant with the said Gwendolyn Payne
that I am 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 I, Ida F. Munn
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Gwendolyn Payne
her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of May, 19 61

M. E. Thrower

Witness

Ruth Simpson

Witness

her
Ida F. (X) Munn
mark

PG 69