BK 3226

WARRANTY DEED

For and in consideration of the sum of Twenty Five Hundred ($2500.00) and no/100 - - - - - - *DOLLARS*

cash in hand paid by James M. Kelley and wife, Jennie Kelley, receipt whereof is hereby acknowledged,

I, Mrs. Velma Williams, an unmarried woman,

have bargained and sold, and by these presents do transfer and convey unto the said James M. Kelley and wife, Jennie Kelley, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 8th, formerly the 12th, Civil District of said County, being part of lot No. 1 on the plan of the lands of W. E. Watkins, deceased, of record in Book 21, page 98, Register's Office for said County, described as follows: Beginning on the southerly margin of River Road at a point 100 feet east of the northeast corner of the property conveyed to George Woodall and wife, Joyce Woodall, by deed from Nell Williams Scott and husband, of record in book 2435, page 332, said Register's Office: thence southerly 1050 feet; thence easterly 50 feet; thence northerly 1050 feet to the southerly margin of River Road; thence with the same westerly 50 feet to the beginning.

~~Together with the right to use the well located on the property adjacent to the above described property as set out in the deed from Nell Williams Scott and husband, to Mrs. Velma Williams of record in book 2715, page 610, Register's Office for said County.~~

Being the same real property conveyed to Mrs. Velma Williams by deed from Nell Williams Scott and husband, William Scott, dated April 18, 1958, and recorded in Book 2715, page 610, said Register's Office.

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 M. Kelley and wife, Jennie Kelley, their

heirs and assigns, forever.

And I *do covenant with the said* James M. Kelley and wife, Jennie Kelley

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 taxes for the year 1961 which have been pro-rated and assumed by purchasers.

And I, the said Mrs. Velma Williams,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James M. Kelley and wife, Jennie Kelley, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my *hand this* 29th *day of* May, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs. Velma Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. J. Stephenson, *a* [illegible] *in and for said County and State,* Mrs. Velma Williams, [illegible]

the within named bargainor, [illegible] *executed the foregoing instrument for the purposes therein contained.*

Witness my hand and official seal at office this 29th *day of* May, [illegible]

Commission expires [illegible]

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