K 3247

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

For and in consideration of the sum of $ 10.00
TEN AND NO/100 DOLLARS
cash in hand paid by the grantees herein the receipt for which is hereby acknowledge and for the remainder the said grantees have this day agreed to assume the unpaid balance of Deed of Trust executed by Harris M. Shoulders and wife, Annie J. Shoulders to C. H. Briley, Trustee, of record in Book 2470, page 191, said Register's Office, to secure to Collateral Investment Company the payment of one note dated November 16, 1955, in the original principal amount of $7,350.00, payabl in monthly installments of $40.88 each, including principal and interest at the rate of 4-1/2% per annum, beginning December 1, 1955, balance November 1, 1980.

We, Harris M. Shoulders and wife, Annie J. Shoulders have bargained and sold, and by these presents do transfer and convey unto the said Charles G. Jackson and wife, Eva G. Jackson 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 the northerly parts of Lots Nos. 49, 50, 51 and 52 of Block "C" on the Plan of a Re-Subdivision of Sunnymeade, Unit 1, as of record in Book 974, pages 56 and 57, Register's Office for said County, and described according to a copy of a survey made by Z. T. Wilkinson, Surveyor, dated June 5, 1950 as follows:

Beginning at a point in the westerly margin of Kennedy Avenue, said point being 254.4 feet North of the intersection of Kennedy Avenue and Ardee Avenue, being the new northeast corner of the property of T. W. Lunsford and wife; thence westerly across said Lot and along Lunsford's new northerly line 195.8 feet to a point in the line between Lots 48 and 49; thence northerly along the line between said lots 60.9 feet to the northwest corner of Lot 49; thence easterly along the rear line of Lots 49, 50, 51, and 52 South 62 degs. 30' East 193.4 feet to the westerly margin of Kennedy Avenue; thence with said Avenue southerly 71 feet to the point of beginning.

Being the same property conveyed to Harris M. Shoulders and wife, Annie J. Shoulders by deed from Onie Thompson Holt, a widow, of record in Book 2484, page 133, 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 Charles G. Jackson and wife, Eva G. Jackson their heirs and assigns, forever.

And we do covenant with the said Charles G. Jackson and wife, Eva G. Jackson 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 stated above And we Harris M. Shoulders and wife, Annie J. Shoulders do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles G. Jackson and wife, Eva G. Jackson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of May, 1961

x Harris M. Shoulders
Annie J. Shoulders

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harris M. Shoulders and wife, Annie J. Shoulders the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tenn. Nashville, Davidson County, Tennessee, this 23rd day of May, 1961

Commission expires May 1st 1965

Zeke Clements
Notary Public

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