K 3247

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 all of which is hereby acknowledged, and the further consideration that the grantees, Walter B. Williams and wife, Margie L. Williams, have assumed and agreed to pay the unpaid balance of a note in the original principal amount of $5500.00, payable in monthly installments to Fidelity Federal Savings and Loan Association, and secured by a deed of trust of record in Book 2867, page 283, Register's Office for Davidson County, Tennessee,

We, Joe N. Spain and wife, Helen S. Spain, have bargained and sold, and by these presents do transfer and convey unto the said Walter B. Williams and wife, Margie L. Williams, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

being the west part of Lot No. 104 on the Map of Corinne Place, of record in Book 352, page 1, Register's Office for said County.

Said part of said lot fronts 50 feet on the east side of Gladstone Avenue and runs back between parallel lines along the east margin of Edison Street, 112 feet to a dead line.

being the same property conveyed to Joe N. Spain and wife, Helen S. Spain, by deed from Walter B. Williams and wife, Margie L. Williams, of record in Book 2659, page 583, 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 Walter B. Williams and wife, Margie L. Williams, their heirs and assigns, forever.

And we do covenant with the said Walter B. Williams and wife, Margie L. Williams, 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 above set forth.

And We, the said grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter B. Williams and wife, Margie L. Williams, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9 day of March, 1961

Joe N. Spain

Mrs. Helen S. Spain

G 457