K 3248

WARRANTY DEED G 7981 BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 *** DOLLARS ($10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

FOSTER JONES and wife, GRACE JONES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS EARL BRANNON and wife, ELEASE MURPHY BRANNON ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 90 feet of Lot No. 1 on the Map of Old Fairgrounds Plan, as of record in Book 21, page 115, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 90 feet on the easterly side of Miracle Avenue, formerly Lincoln, and runs back 62 feet, more or less, on the northerly line, and 50 feet on the southerly line along the northerly margin of an alley, to a dead line in the rear, containing 90 feet thereon.

Being the same property conveyed to Foster Jones and wife, Grace Jones, by deed from J. F. McClellan, Trustee, et al of record in Book 2027, page 305, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, conveying a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 15 day of June, 1961.

Foster Jones

Grace Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James B. Edwards, a Notary Public in and for the State and County aforesaid, personally appeared the within named Foster Jones and wife, Grace Jones

the bargainor(s), 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, Tennessee, this, the 15 day of June, 19 61

My commission expires: 5-15-63

James B. Edwards
Notary Public

44472

WARRANTY DEED

From Foster Jones, et ux

To Brannon, Thomas Earl, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of JUN A.D. 1961 at 1:25 o'clock P.M.
Noted in Book 44 Page 124
Recorded in Book 3248 Page 431
Recording Fee $1.10
HARRIS P. WILSON, Register
By M. M. Spurlock Dep. Reg.

NASHVILLE TITLE COMPANY

"A Guaranteed Title"

NASHVILLE

G 431