K 3252

For and in consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS* cash in hand paid by JAMES R. HALLER AND WIFE, GENEVA B. HALLER and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, WILLIE G. WILLIAMS AND WIFE, ETHEL I. WILLIAMS

have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. HALLER AND WIFE, GENEVA B. HALLER

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

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Parma Heights, as of record in Book 2133, page 23, Register's Office for said County.

Said Lot No. 29 fronts 59 feet on the southeasterly side of Grubbs Road, and extends back 163.5 feet on the northeasterly line and 163 feet on the southwesterly line, to a dead line, which is the right of way of the L. & N. Railroad, on which it measures 68.7 feet.

Being the same property conveyed to Willie G. Williams and wife, Ethel I. Williams by deed from Richard F. Elliott and wife, as of record in Book 2342, page 212, Register's Office for said County.

The above described property is conveyed subject to restrictions of record in Book 2104, page 614; and conditions on the plan of record in Book 2133, page 23, Register's Office for Davidson County, Tennesse, said setback having been amended by instrument of record in Book 2143, page 223, said Register's Office; and an easement at the northeast cornerof subject lot, as dedicated by an instrument of record in Book 2155, page 192.

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 R. HALLER AND WIFE, GENEVA B. HALLER a their *heirs and assigns, forever.*

And we do covenant with the said JAMES R. HALLER AND WIFE, GENEVA B. HALLER *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.* taxes for the year 1961 have been prorated and are hereby assumed by the grantee.

And we, WILLIE G. WILLIAMS AND WIFE, ETHEL I. WILLIAMS *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JAMES R. HALLER AND WIFE, GENEVA B. HALLER their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 11th *day of* July, *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.*

Willie G. Williams

Ethel I. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* WILLIE G. WILLIAMS AND WIFE, ETHEL I. WILLIAMS *the within named 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* 11th *day of* July, *1961.*

Anne Abernathy *Notary Public*

Commission expires 11-12-1961

48715

WARRANTY DEED
FROM
WILLIE G. WILLIAMS ET UX ETHEL
I. WILLIAMS TO
JAMES R. HALLER ET UX
GENEVA B. HALLER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 JUL 1961 A.D.
at 2:33 o'clock P.M.
and recorded in Book 2369 Page 167
Register

G 167