K 3253

WARRANTY DEED

For and in consideration of the sum of ($10.00)
Ten and No/100 *DOLLARS*
cash in hand paid by Delia Alexander and John Tarver, and other good and valuable considerations the receipt of which is hereby acknowledged;

I, Roberta Miller Wayman (a widow)
have bargained and sold, and by these presents do transfer and convey unto the said
Delia Alexander and John Tarver
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the easterly 45 feet of Lots Nos. 13 and 14 on the plan of the subdivision of Lot No. 37 in Owen's Buena Vista Lots, as of record in Plan Book 1, page 84, Chancery Court at Nashville, and Book 57, page 26, Register's Office for said County.

Said part of Lots Nos. 13 and 14 fronts 45 feet on the northerly side of Jennings Street and runs back 94.3 feet, more or less, on the westerly line and 94.3 feet on the easterly line with the westerly margin of Middle Street to a dead line, measuring 45 feet thereon.

Being the same real property conveyed to W. S. Wayman and wife, Roberta Miller Wayman, by deed from W. E. Miller and wife, dated September 1, 1949, filed September 6, 1949 and recorded in book 1755, page 494, said Register's Office. The said W. S. Wayman having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Delia Alexander and John Tarver
their *heirs and assigns, forever.*

And I *do covenant with the said* Delia Alexander and John Tarver
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 1961 taxes which have been pro-rated and assumed by the Purchaser.

And I, Roberta Miller Wayman (a widow)
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Delia Alexander and John Tarver
their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness my *hand* this 22nd *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.*

Roberta Miller Wayman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. C. Webb, *a Notary Public in and for said County and State,* Roberta Miller Wayman (a widow)

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 22nd *day of* July, *19* 61

H. C. Webb *Notary Public*

Commission expires 5/7/63

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