For and in consideration of the sum of Ten Thousand Three Hundred ($10,300.00) and - - - - - - - - - - - - - - - - - 00/100 DOLLARS

cash in hand paid by Marie Arnold Carlton, the receipt of which is hereby acknowledged,

I, Bronie Owens Willis Anderson

have bargained and sold, and by these presents do transfer and convey unto the said Marie Arnold Carlton, her

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 the northerly 33 feet 4 inches of Lot No. 51 and the southerly 33 feet 4 inches of Lot No. 52 on the Map of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County.
Said parts of said lots adjoin and front together 66 feet 8 inches on the westerly side of Baxter Street and run back between parallel lines 225 feet to the rear line of Lots Nos. 57 and 58 on said Plan.
Being the same property conveyed to Frank H. Willis, by deed from Harris H. Sanders, Trustee, of record in Book 1426, page 481, Register's Office for Davidson County, Tennessee, and a one-half undivided interest conveyed to Bronie Owens Willis by deed from Frank H. Willis, Jr., of record in Book 1916, page 135, Register's Office for Davidson County, Tennessee. The said Frank H. Willis, Jr., 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 Marie Arnold Carlton, her heirs and assigns, forever.

And I do covenant with the said Marie Arnold Carlton 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 the 1961 taxes which have been pro rated and are assumed by the grantee.

And I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Marie Arnold Carlton, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of July 1961 [illegible]

Bronie Owens Willis Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, S. L. Wright, Jr. [illegible] Bronie Owens Willis Anderson [illegible]

[illegible] she [illegible]

Witness my hand and official seal at Nashville [illegible] 28th day of July 1961

S. L. Wright, Jr.

Commission expires August 25th, 1964.

WARRANTY DEED
FROM
Bronie Owens Willis Anderson
TO
Marie Arnold Carlton

51177

12:38 AUG

