K 3278

For and in consideration of the sum of - - - - - - - $17,950.00 - - - - - - - - - - - - - - -
- - - - - - - SEVENTEEN THOUSAND NINE HUNDRED FIFTY AND NO/100 - - - - - DOLLARS
Cash in hand paid, receipt of which is hereby acknowledged,

We, W. C. Allen and wife, Irene N. Allen,

have bargained and sold, and by these presents do transfer and convey unto the said James E. Williams and wife, Frances Geraldine Williams, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Pleasant Hill Subdivision, of record in Book 2900, page 69, Register's Office for said County.

Said Lot No. 52 fronts 160 feet on the northerly side of Cunniff Parkway and runs back 308.2 feet on the westerly line, which is a broken line, and 212.6 feet on the easterly line to a dead line in the rear on which it measures 160.1 feet.

Being part of the property conveyed to W. C. Allen and wife, Irene N. Allen, by deeds from M. M. Cunniff and wife, Mattie B. Cunniff, of record in Book 2881, page 611, and Book 3222, page 535, both said 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 James E. Williams and wife, Frances Geraldine Williams, their heirs and assigns, forever.

And we do covenant with the said James E. Williams and wife, Frances Geraldine 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.

And We, W. C. Allen and wife, Irene N. Allen 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 E. Williams and wife, Frances Geraldine Williams, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of August, 1961

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named W. C. Allen and wife, Irene N. Allen

the bargainors, 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 office, this 28th day of August, 1961

Commission expires MAY 22, 1965

Notary Public

WARRANTY DEED

FROM 55910

W. C. Allen et ux

TO

James E. Williams et ux

KIMBROUGH-PHILLIPS COMPANY

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of AUG A.D. 1961
at ... o'clock
Noted in Book
Recorded in Book
Recording Fee 200
JAMES P.



G 349