K 3311

WARRANTY DEED

For and in consideration of the sum of ($5500.00)
SIXTY FIVE HUNDRED AND NO/100 ********** DOLLARS
Paid and secured to be paid by Joseph K. Dotson and Estelle Dotson, as follows: $4500.00 in cash the receipt of which is hereby acklowledged. And the execution by vendees of their joint promissory note for $2000.00, payable on or before twelve months after date to the order of W.R.Dotson, with Six per-cent interest, we W.R.Dotson and Wife, Eufaula Dotson, have bargained and sold, and by these presents do transfer and convey unto the said Joseph K. Dotson and Wife, Estelle Dotson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being the Easterly 100 feet of Lot No. 22 on the Waverly Land Company's plan of Lots, called "Waverly Place" as of record in book 57, page 95, Register's Office for said County.
Said part of Lot No. 22 fronts 100 feet more or less on the Northerly side of Grove Avenue and runs back between parallel lines, with the Westerly margin of an alley, 220 feet to the Southerly line of Lot NO.23.
Being the same property convey to us by the deed of S.V. Johns and Wife, Stella Johns, dated January 28th 1946, and found of record in the Register's Office aforesaid County, in book 1349 at page 399.
On the said land there is a frame dwelling known by its City house number as 910, on the said Grove Avenue.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph K. Dotson and Wife, Estelle Dotson, their heirs and assigns, forever.
And we do covenant with the said Joseph K. Dotson and Estelle Dotson, 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.
A lien is expressly retained on the within described property to secure the payment of the deferred payment of Two Thousand Dollars.
And we, W. R. Dotson and Eufaula Dotson, do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph K. Dotson and Estelle Dotson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of April, 1950.

W.R. Dotson
Eufaula Dotson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Irvine G. Chase, a Notary Public in and for said County and State, the within named W.R. Dotson and Wife, Eufaula Dotson, 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 15th day of April, 1950.

Irvine G. Chase
Notary Public

My Commission Expires April 14th 1951.

G 197