K 3338

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100

($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the unpaid balance of a note dated July 27, 1955, in the original principal sum of $5,500.00, present unpaid balance being in the amount of $3,512.00, payable in monthly installments of $50.88 each, and secured by a vendor's lien retained in deed of record in Book 2442, page 638, Register's Office for Davidson County, Tennessee,

I, Ethel Mai Henderson have bargained and sold, and by these presents do transfer and convey unto the said Joseph M. Taylor and wife, Iris Faye Taylor, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

being the southerly 50 feet of Lot No. 1 on the Plan of the First Subdivision of Brownsville, as of record in Book 21, page 112, Register's Office for said County.

Said southerly part of Lot No. 1 fronts 50 feet on the easterly side of Scott Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Ethel Mai Henderson, by deed from Nell W. Stout Hudgens, of record in Book 3316, page 33, 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 Joseph M. Taylor and wife, Iris Faye Taylor, their heirs and assigns, forever.

And I do covenant with the said Joseph M. Taylor and wife, Iris Faye Taylor, 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 as above set out and 1962 taxes which are ~~prorated~~ assumed by grantees.

And I, the said grantor 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 M. Taylor and wife, Iris Faye Taylor, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 11th day of January, 1962

Ethel Mai Henderson

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