BK 3402

PG 163

WARRANTY DEED

For and in consideration of the sum of ---NINE THOUSAND FIVE HUNDRED AND 00/100- - - - - - - - - - - - - - ($9,500.00) - - - - - - - - - - - - - DOLLARS cash in hand paid, the receipt of which is hereby acknowledged,

We, Oscar Holford and wife, Elizabeth J. Holford, have bargained and sold, and by these presents do transfer and convey unto the said Trustees of Mt. Sinai Primitive Baptist Church, its successors ~~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 Lots Nos. 43, 44 and part of Lot 45, on the Plan of Boyd Ament Tract, of record in Book 21, page 83, Register's Office for Davidson County, Tennessee, and part of Lot No. 30 on the Plan of Catron Heirs Subdivision of the Villa Property, of record in Plan Book 1, page 132, Chancery Court, Davidson County.

More particularly described as fronting 136 feet on the north side of Trement Street between an alley which was formerly Cove Street and 14th Avenue, South; the west line being 154.3 feet along the easterly margin of said alley 102.9 feet to a point; and following a bend in the alley 22.3 feet to an iron pin; then continuing with the westerly margin of the alley 30 feet to an iron pin in the margin of the alley; thence 150 feet from the said iron pin to the easterly margin of 14th Avenue, South.

Being the same property conveyed to Oscar E. Holford and wife, Elizabeth J. Holford, by deeds from J. C. Luskey and wife, of record in Book 573, page 252, and by deed from Edith M. Chapman and Josie J. C. Oliver, et al, of record in Book 576, page 88 Register's Office for Davidson County, Tennessee.

1962 taxes are pro rated on the basis of 1961 assessments as of the date of deed and are assumed by the buyers.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Trustees of Mt.Sinai Primitive Baptist Church, its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Trustees of Mt. Sinai Primitive Baptist Church 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, Oscar Holford and wife, Elizabeth J. Holford do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Trustees of Mt. Sinai Primitive Baptist Church, its successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of June, 1962

Patricia G. Howard
Patricia G. Howard

Diana H. Ortopan
Diana H. Ortopan

Oscar Holford
Oscar Holford

Elizabeth J. Holford
Elizabeth J. Holford