K 3405

6100.00

WARRANTY DEED

For and in consideration of the sum of _____

\- - - - - - - - - - - - - - - Ten & 00/100 - - - - - - - - - - - - - *DOLLARS*
and other good and valuable considerations cash in hand paid by Mary E. Wilson and Lillian W. Lee, the receipt of which is hereby acknowledged.

We, Addie Haynes Gaines, Mildred Haynes Sudduth, William Burns Haynes, Jr. and Alice Hampton Jordan, *have bargained and sold, and by these presents do transfer and convey unto the said* Mary E. Wilson and Lillian W. Lee, to their sole and separate use, free from the liabilities, debts or contracts of any present or future husbands, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the southerly 68.25 feet of the northerly 136.5 feet front and the southerly 67 feet of the northerly 134 feet rear of lot No. 83 of Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 51, page 95, Register's Office for said County.

Said part of lot No. 83 fronts 68.25 feet on the easterly side of 16th Avenue South, formerly Jowett Avenue, and extends back between lines 134 feet, more or less, to a dead line, measuring 67 feet thereon.

Said property was devised to Ida Shelton Haynes for life with remainder to Addie Haynes Gaines, Mildred Haynes Sudduth, William Burns Haynes, Jr. and Sarah Haynes Hampton, who is dead and survived by her only heir and child, Alice Hampton Jordan, by Will of W. B. Haynes, deceased, dated October 16, 1945, probated September 22, 1949, and recorded in Will Book 63, page 446, County Court for said County, the said Ida Shelton Haynes 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 Mary E. Wilson and Lillian W. Lee, as their sole and separate estate, etc., their _____ *heirs and assigns, forever.*

And We *do covenant with the said* Mary E. Wilson and Lillian W. Lee _____ *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,* except 1962 taxes which are prorated as of date of deed.

And we, Addie Haynes Gaines, Mildred Haynes Sudduth, William Burns Haynes, Jr. and Alice Hampton Jordan, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mary E. Wilson and Lillian W. Lee, as their sole and separate estate, etc., their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 24th *day of* July, 19 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mildred Haynes Sudduth Alice Hampton Jordan
Addie Haynes Gaines William Burns Haynes Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thos. W. Mitchell, *a Notary Public in and for said County and State,* Addie Haynes Gaines, Alice Hampton Jordan and William Burns Haynes, Jr.,

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand Nashville *Tennessee,*
this 26 *day of* July, *19* 62.

Thos. W. Mitchell *Notary Public*

Commission expires 1963

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