K 3432

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) and no/100 - - -
- - - - *DOLLARS*

cash in hand paid by W. J. Stephens and wife, Marjorie O. Stephens, receipt whereof is hereby acknowledged, and other good and valuable considerations,

I, Maude Dozier Black, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said W. J. Stephens and wife, Marjorie O. Stephens, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 119 on the Plan of the re-subdivision of the Wilcox property, as of record in Book 421, Page 42, Register's Office for said County.

Said lot No. 119 fronts 50 feet on the easterly side of Murray Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Maude Dozier Black by deed of B. H. Sweeney and wife, as of record in Book 2147, Page 633, Register's Office for Davidson County, Tenn.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. J. Stephens and wife, Marjorie O. Stephens, their

heirs and assigns, forever.

And I *do covenant with the said* W. J. Stephens and wife, Marjorie O. Stephens

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 taxes for 1962 which have been pro-rated and assumed by grantees.

And I, the said Maude Dozier Black,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* W. J. Stephens and wife, Marjorie O. Stephens, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand this* 6th *day of* September, *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.*

Maude Dozier Black

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H B Duncan, *a Notary Public in and for said County and State,* Maude Dozier Black, a widow,

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

Witness my hand and official seal at Nashville *this* 6th *day of* September, *1962.*

H B Duncan
Notary Public

Commission expires Jan 30 1963.

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