BK 3538

87.403-8

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of EIGHT HUNDRED and No/100----------
----------($800.00)----------**DOLLARS**

Cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of, by Mrs. A. M. Winters, of the unpaid balance on a Note in the principal sum of $9,000.00, executed under date of July 12, 1954, payable to the order of First Federal Savings & Loan Association, in monthly installments of $51.16 each, including principal and interest at the rate of 4½% per annum, beginning September 1, 1954, with a balance due August 1, 1978, and secured by a Deed of Trust to Louis R. Linx, Trustee, of record in Book 2305, page 349, Register's Office for Davidson County, Tennessee.

I, Erma Lee Green, Widow of Robert L. Green, deceased,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Mrs. A. M. Winters

her 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 Lot No. 45, on the Plan of the Subdivision of Lot No. 16, of the Nichol property, as of record in Plan Book 2, page 40, Chancery Court at Nashville.

Said Lot No. 45 fronts 50 feet on the southerly side of Lacy Street and runs back between parallel lines 150 feet to an alley. This tract is improved, and known as 2307 Lacy Street, Nashville, Tennessee.

Being the same property conveyed to Robert L. Green and wife, Erma Lee Green, by deed from Russell M. Lee and wife, Laura Fern Lee, of record in Book 2801, page 601, 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 Mrs. A. M. Winters

her **heirs and assigns, forever.**

And I **do covenant with the said** Mrs. A. M. Winters

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.**

And I, Erma Lee Green, Widow of Robert L. Green, deceased

do further covenant and bind myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Mrs. A. M. Winters

her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 20th **day of** May, 1963

Mrs Erma Lee Green

Mrs. A. M. Winters

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