K 3576

For and in consideration of the sum of Eight Thousand Five Hundred and no/100 ----------
----------($8,500.00) ---------- *DOLLARS*
of which $1,345.02 has been paid in cash by James R. Guilford and ~~wife~~ Mary Guilford, the receipt of which is hereby acknowledged, and for the remainder the said James R. Guilford and ~~wife~~ Mary Guilford have assumed and agree to pay the unpaid balance of $7,154.98 of an original indebtedness of $7,350.00 secured by deed of trust of record in book 3544, page 39, Register's Office for Davidson County, Tennessee,

We, Howard C. Jones and wife, Helen A. Jones,
have bargained and sold, and by these presents do transfer and convey unto the said
James R. Guilford and ~~wife~~ Mary Guilford, their

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

Being in the 22nd Ward of said County, being Lot No. 340 on the Plan of the Re-subdivision of part of Belmont Land Company's Subdivision of Belmont Heights, as of record in Book 421, page 71, Register's Office for said County. Said Lot No. 340 fronts 50.2 feet on the westerly side of 12th Avenue South, formerly the Granny White or Middle Franklin Pike, and runs back 135.9 feet on the northerly line and 137.7 feet on the southerly line to an alley, measuring 50 feet thereon. Being the same real property conveyed to Howard C. Jones and wife, Helen A. Jones, by deed from James Cecil Chastain and wife, of record in book 2093, page 113, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Guilford and ~~wife~~ Mary Guilford, their
heirs and assigns, forever.

And we *do covenant with the said* James R. Guilford and ~~wife~~ Mary Guilford,
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 taxes for 1963 which are prorated and assumed by the grantees.

And we
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James R. Guilford and ~~wife~~ Mary Guilford,
their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s this 9th *day of* July *, 19* 63 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard C. Jones
Helen A. Jones

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, WADE SAIN *a Notary Public in and for said County and State,* Howard C. Jones and wife, Helen A. Jones,

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 and official seal at Nashville *Tennessee*
this 9th *day of* July *, 19* 63.

Commission expires April 23, 1964 Wade Sain *Notary Public*

WARRANTY DEED
FROM
Howard C. Jones et ux.
TO
James R. Guilford et ux.

72787

Compliments of
Guaranty Title Company
A Division of
Title Insurance Company
American Trust Building
Cor. Third & Union
NASHVILLE, TENNESSEE

RECEIVED
JUL 10 1963
at 3:38 P.M.
Fee $ 2.00
Register
By

PG 478