K 3703

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Sixteen Thousand Five Hundred ($16,500.00) Dollars cash, receipt of which is hereby acknowledged, we Eunice Smith Russell and Dixie Kinzer, Executrices under the will of Bessie Smith Joslin, deceased, have bargained and sold and by these presents do transfer and convey unto Granville R. Jones and wife, Mattye W. Jones, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:



Being Lot No. 18 on the Plan of Myrtlewood, as of record in Book 547, page 106, Register's Office for said County.

Said Lot No. 18 fronts 60 feet on the easterly side of Leonard Avenue and extends back between parallel lines 213 feet 6 inches to a dead line.

Being the same property conveyed to Bessie Smith Joslin by deed from Agnes M. Bealafant et vir, of record in Book 790, page 213, said Register's Office, the said Bessie Smith Joslin having since died testate, and by her will of record in Will Book 77, page 138, office of the County Court Clerk of Davidson County, Tennessee, the sale of the above described property was authorized and directed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Granville R. Jones and wife, Mattye W. Jones, their heirs and assigns, forever.

And we do covenant with the said Granville R. Jones and wife, Mattye W. Jones 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 for 1964 taxes which have been prorated and are assumed by the Grantees.

And we, Eunice Smith Russell and Dixie Kinzer, Executrices under the will of Bessie Smith Joslin, deceased, do further covenant and bind ourselves, our successors and representatives to warrant and forever defend the title to the said land to the said Granville R. Jones and wife, Mattye W. Jones, their heirs and assigns against the lawful claims of all persons claiming by or through us as such Executrices. The undersigned covenant as Executrices, however, and not further or otherwise.

Witness our hands this 19 day of March, 1964.

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