K 3765

Parcel W27 2950
Send tax notices to: United Mortgagee Servicing Corp., 702 Duke Street, Norfolk 10, Virginia

WARRANTY DEED

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, L. N. Wade and wife, Ruth C. Wade

have bargained and sold, and by these presents do transfer and convey unto the said James Byrdies Barnes and wife, Dovie Lucille Barnes, their (James Byrdies Barnes and Jame B. Barnes are one and the same *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 10 in a Subdivision of the Weakley Home Place, which plan is of record in Book 421, page 36, of the Register's Office of said County.

Said Lot No. 10 fronts 50 feet on the east side of 14th. Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to L. N. Wade by deed from P. Young and wife, of record in Book 573, page 160, dated August 27, 1921, filed August 31, 1921, Register's Office of 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 James Byrdies Barnes and wife, Dovie Lucille Barnes, their *heirs and assigns, forever.*

And we *do covenant with the said* James Byrdies Barnes and wife, Dovie Lucille Barnes *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 the 1964 taxes, which have been pro-rated and assumed by the grantees herein.

And we, L. N. Wade and wife, Ruth C. Wade *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 Byrdies Barnes and wife, Dovie Lucille Barnes, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 20th *day of* May, *19* 64. ~~*the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*~~

L N Wade
Ruth C. Wade

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* L. N. Wade and Ruth C. Wade, *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* 20th *day of* May, *19* 64.

Hugh J. Bradley *Notary Public*

Commission expires April 10, 1967.

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 1 day of JUN A.D. 1964 at 2:38 o'clock P.M.
Noted in Book 1049 Page 126
Recorded in Book Page
Recording Fee $ 2.00
Register, Deputy

Warranty Title Company
A Division of Kansas City Title Insurance Company

File: Union Trust Co. box

James Byrdies Barnes et ux

L. N. Wade et ux
TO

WARRANTY DEED
FROM

38113

PG 550