K 1557

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ ($5.00)

- - - - - - - Five & No/100- DOLLARS

cash in hand paid by Gertrude E. Phipps Elrod and Louis Horn and wife, Margaret A. Horn, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of a note in the original amount of $8100.00, dated June 1, 1947, said note being fully described in a deed of trust executed by Robert W. Fields and wife, Claire W. Fields, to Chas. F. Lovell, Trustee, of record in Book 1499, page 479, Register's Office for Davidson County, Tennessee; also a note in the original amount of $700.00, dated June 1, 1947, said note being fully described in a deed of trust executed by Robert W. Fields and wife, Claire W. Fields, to Chas. F. Lovell, Trustee, of record in Book 1499, page 482, Register's Office for Davidson County, Tennessee. Both the above described notes and deed of trust securing same have been assigned to Teachers Insurance and Annuity Association of America the first recorded in Book 1521, page 522, and the second recorded in Book 1521, page 492, Register's Office for Davidson County, Tennessee.

We, Robert W. Fields and wife, Claire W. Fields,

have bargained and sold, and by these presents do transfer and convey unto the said Gertrude E. Phipps Elrod and Louis Horn and wife, Margaret A. Horn, their 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. 3 on the Map of Hayesboro Estates, not of record, described as follows:
Beginning on the southerly margin of Hayesboro Road at a point 130 feet east of the northeast corner of the property conveyed to William E. Binkley and wife by deed from Arcena R. Timberlake, et al, of record in Book 1422, page 187, Register's Office for said County, being the corner of Lots Nos. 2 and 3; thence with said Road, eastwardly 65 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, southwardly 202.2 feet; thence westwardly 65 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, northwardly 202.2 feet to the beginning.
Being the same property conveyed to Robert W. Fields and wife, Claire W. Fields, by deed from Ray E. Garrett and wife, of record in Book 1494, page 7, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gertrude E. Phipps Elrod and Louis Horn and wife, Margaret A. Horn, their heirs and assigns, forever.

And we do covenant with the said Gertrude E. Phipps Elrod and Louis Horn and wife, Margaret A. Horn, 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 the taxes for the year 1948 which have been pro rated and assumed by the grantees herein.
And we, Robert W. Fields and wife, Claire W. Fields,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gertrude E. Phipps Elrod and Louis Horn and wife, Margaret A. Horn, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21 day of January, 1948

Robert W. Fields

Claire W. Fields

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. T. L. Ahearn, a Notary Public in and for said County and State, the within named Robert W. Fields and wife, Claire W. Fields,

the 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 21 day of January, 1948

Commission expires April 4, 1948

Mrs. T. L. Ahearn
Notary Public

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