1561

WARRANTY DEED

FROM

JOHN B. DOWNEY et ux

TO

JOSEPH D. SANDERS et ux

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.

FORM 103

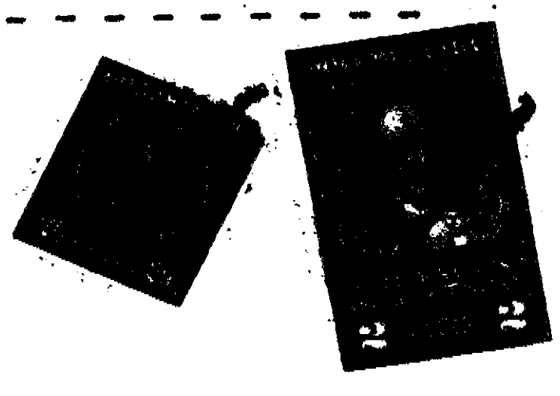
9:55 6 129 1.50

By M M Stanley

For and in Consideration of the sum of - - - - - - - $7450.00- - - - - - - -

SEVENTY-FOUR HUNDRED AND FIFTY AND NO ONE-HUNDREDTHS- - - - - DOLLARS

paid and to be paid by Joseph D. Sanders and wife, Guynell R. Sanders as follows: $1534.88 cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder of $5915.12 representing the principal unpaid balance and interest to date on note contained in deed of trust by Elwyn L. Robbins and wife, Gloria Mansfield Robbins to _____, Trustee, of record in Book 1526, page 27, Register's Office for said County, to secure First Federal Savings & Loan Association of Nashville a loan originally in the sum of $6150.00(indebtedness later assumed by John B. Downey and wife, Miriam E. Downey, as shown by deed of record in Book 1558, page 473, said Register's Office)payable $45.50 monthly including interest at 4% per annum on the first day of each month, the said Joseph D. Sanders and wife, Guynell R. Sanders do hereby agree to assume payment of said principal unpaid balance and all interest accrued and to accrue to First Federal Savings & Loan Association of Nashville or order, we, John B. Downey and wife, Miriam E. Downey,- - - - - - - - - - - - - - - - -



- - - - - - - - - have bargained and sold, and by these presents do transfer and convey unto the said Joseph D. Sanders and wife, Guynell R. Sanders, their

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

Being Lot No. 3 and the southerly 42.7 feet of Lot No. 4 on the map showing the subdivision of Lot No. 17 in Montague Subdivision, of record in Book 547, page 100, Register's Office for said County.

Said Lot and said part of Lot adjoin and front together 100 feet on the westerly side of Fern Bank Drive and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to John B. Downey and wife, Miriam E. Downey by deed from Elwyn L. Robbins and wife, Gloria Mansfield Robbins, of record in Book 1558, page 473, said Register's Office.

In addition to the above conveyance the grantors herein hereby transfer to the grantees herein all funds held in escrow account for the payment of taxes and insurance premiums; said escrow account being in the hands of First Federal Savings & Loan Association of Nashville, in connection with the above-mentioned deed of trust.

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