1676

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $6057.85- - - - - - - - - - -

SIX THOUSAND AND FIFTY-SEVEN AND EIGHTY-FIVE ONE-HUNDREDTHS- - DOLLARS paid and to be paid by James W. Holley and wife, Elizabeth C. Holley, as follows: $750.00 cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of a mortgage executed by Roy M. Coats and wife, Mary H. Coats, to Herschel Greer, Trustee, of record in Book 1434, page 83, RODC, Tennessee, said Mortgage later assumed by R. Paul Reilly and wife, Ena Hughes Reilly, of record in Book 1555, page 69, RODC, Tenn., and which mortgage the purchaser hereby agree to assume and pay, I, Ena Hughes Reilly, a widow, - - - - - - have bargained and sold, and by these presents do transfer and convey unto the said James W. Holley and wife, Elizabeth C. Holley, 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. 7 on the Map of a Subdivision of Lots Nos. 21, 21, 24 and 25 of Montague Subdivision, as of record in Book 843, page 79, Register's Office for said County.

Said Lot No. 7 fronts 94 feet on the westerly side of Peter Pan Street and runs back between parallel lines, along the south margin of East Palestine Road, 125 feet to a dead line in the rear.

Being the same property conveyed to R. Paul Reilly and wife, Ena Hughes Reilly, by deed from Carlous P. Simmons and wife, of record in Book 1555, page 69, said Register's Office.

I also transfer and convey all right, title and interest in and to an escrow account for the payment of taxes and insurance which has been paid to the owner and holder of the above mentioned mortgage.

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 W. Holley and wife, Elizabeth C. Holley, their heirs and assigns, forever.

And I do covenant with the said James W. Holley and wife, Elizabeth C. Holley, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, excepting mortgage hereinabove mentioned.

And I, Ena Hughes Reilly, a widow, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Holley and wife, Elizabeth C. Holley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 29th day of November, 1948

Ena Hughes Reilly

STATE OF TENNESSEE DAVIDSON COUNTY

Before me, W. H. Landis, a Notary Public in and for said County and State, personally appeared the within named Ena Hughes Reilly, a widow, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 29th day of November, 1948

Commission expires July 11, 1950

W. H. Landis
Notary Public

445