K 1712

4/62/33

WARRANTY DEED Form 1002 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00 -

Ten and No/100 - **DOLLARS**

Cash in hand paid by E. W. D. Isaac and wife, Minnie P. Isaac, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; And the said E. W. D. Isaac and wife, Minnie P. Isaac, hereby assume and agree to pay Three Thousand Twenty One and 33/100 dollars ($3,021.33), said amount being the present principal balance of a mortgage secured by vendor's lien retained in deed from A. M. Smith and wife to George Gray and wife, of record in book 1562, page 578, Register's Office for Davidson County, Tennessee, to secure the payment of the sum of $3,450.00, evidenced by two notes, dated May 8, 1947, the first note being for $200.00 and falling due six months from date and the second note being for $3,250.00, payable in 192 monthly installments of $26.38 each, which includes both principal and interest at the rate of 6% per annum, the first installment falling due June 8, 1947, and monthly thereafter, and the said $200.00 note bears interest from date at the rate of 6% per annum.

We, George Gray and wife, Mary L. Gray,

have bargained and sold, and by these presents do transfer and convey unto the said E. W. D. Isaac and wife, Minnie P. Isaac,

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

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being lot No. 3 on the plan of the Kemp Lands, not of record, described according to a survey made by John Setters, as follows:

Beginning on the southerly margin of Taz Hyde Road, at the corner of lots Nos. 3 and 4; thence with the line between lots Nos. 3 and 4, south 40° west 519 feet; thence south 12° east 1050 feet; thence south 70° east 420 feet; thence east 182 feet; thence north 31½° east 297 feet to the corner of lots Nos. 2 and 3; thence with the line between said two lots, north 13½° west 520 feet; thence north 40° east 582 feet to the southerly margin of said Road; thence with the southerly margin of said Road, north 65° west and 66° west 696 feet to the beginning, containing 17.07 acres, more or less.

Being the same property conveyed to George Gray and wife, Mary L. Gray, by deed from A. M. Smith and wife, of record in book 1562, page 578, Register's Office for said County.

This conveyance is made subject to understanding that family graveyard with right of ingress and egress, if located on the land in question, will be excepted.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. W. D. Isaac and wife, Minnie P. Isaac

their **heirs and assigns, forever.**

And We **do covenant with the said** E. W. D. Isaac and wife, Minnie P. Isaac,

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 as herein stated. 1949 taxes, which have been prorated and are hereby assumed by the said E. W. D. Isaac and wife, Minnie P. Isaac.

And We, George Gray and wife, Mary L. Gray,

do further covenant and bind Ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** E. W. D. Isaac and wife, Minnie P. Isaac,

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 5th **day of** April **, 194**9

George Gray

Mary L. Gray

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Julia L. Mallernee **, a Notary Public in and for said County and State, the within named** George Gray and wife, Mary L. Gray,

the bargainors**, 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** 5th **day of** April **, 194**9

Commission expires April 21, 1951

Julia L. Mallernee
Notary Public

POSTAL RELEASE

one note for $3,250.00
5 June 1962

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