For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Paul Malone Lowery and wife, Marjorie Lowery, the receipt of which is hereby acknowledged, and for other good and valuable considerations, including the assumption and agreement to pay by the grantees herein of the remaining unpaid balance of a note in the original amount of $7,500.00, executed by Henry H. Hudson and wife, dated September 26, 1946, payable to Guaranty Mortgage Company of Nashville, with interest at 4% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 1413, page 212, Register's Office for Davidson County, Tennessee, said debt having been assigned to The Prudential Insurance Company of America, by an instrument of record in Book 1433, page 582, said Register's Office,

Lois Patterson and husband, Robert C. Patterson,

have bargained and sold, and by these presents do transfer and convey unto the said Paul Malone Lowery and wife, Marjorie Lowery, 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. 79 on the Map of Joywood Subdivision, as of record in Book 974, page 45, Register's Office for said County.

Said Lot No. 79 fronts 50 feet on the northerly side of Edwin Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Lois Patterson, to her sole and separate estate, by deed from Henry H. Hudson and wife, of record in Book 1512, page 442, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1066, page 101, and in Book 1086, page 208, said Register's Office.

Possession to be given within thirty days of delivery of deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul Malone Lowery and wife, Marjorie Lowery, their **heirs and assigns, forever.**

And we **do covenant with the said** Paul Malone Lowery and wife, Marjorie Lowery **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 hereinabove set out.

And we, Lois Patterson and husband, Robert C. Patterson **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Paul Malone Lowery and wife, Marjorie Lowery, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 2nd **day of** August, 19 51.

Lois Patterson

Robert C Patterson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thomas J. Carr, **a Notary Public in and for said County and State, the within named** Lois Patterson and husband, Robert C. Patterson **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** 8th **day of** August, 19 51

My Commission Expires OCT. 4, 1954

Commission expires

Thomas J. Carr
Notary Public

44775

WARRANTY DEED

G-78262 dh FROM

LOIS PATTERSON ET VIR

TO

PAUL MALONE LOWERY ET UX

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TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
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