BK 2031

REC OFF

For and in consideration of the sum of $SIXTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100ths - ($16,250.00) DOLLARS

paid and to be paid by ERVIN G. HARDY and wife, GRACE A HARDY, as follows: Six Thousand One hundred Nine and 87/100 ($6,109.87) Dollars cash in hand paid, the receipt of which is hereby acknowledged. For TEN THOUSAND ONE HUNDRED FORTY AND 13/100ths ($10,140.13) Dollars, the said ERVIN G. HARDY and wife, GRACE A. HARDY, hereby assume and agree to pay the sum of $10,140.13 representing the unpaid principal balance of a loan dated November 1, 1950, for $10,500.00, secured by Deed of Trust to Marvin W. Barry, Trustee, of record in Book 1422, page 516, Register's Office for Davidson County, Tennessee, to which reference is here made.

We, EARL P. HOSTETTER and wife, CAROLYN L. HOSTETTER,

have bargained and sold, and by these presents do transfer and convey unto the said ERVIN G. HARDY and wife, GRACE A.HARDY, 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 7th Civil District of Davidson County, Tennessee, being Lot No. 38 on the Map of Longview Manor, Sections One and Two, as of record in Book 1424, page 127, Register's Office for said County.

Said Lot No. 38 fronts 95 feet on the east side of Crestridge Drive and runs back between lines, 234.1 feet on the north line and 213 feet on the south line to a dead line in the rear on which it measures 83 feet.

Being the same property conveyed to Earl P. Hostetter and wife, Carolyn L. Hostetter, by deed from American Homes, Incorporated, of record in Book 1911, page 577, said Register's Office.

The above property is conveyed subject to restrictions of record in Book 1760, page 31, in Book 1761, page 520, and in Book 1760, page 25; also subject to owner's certificate, setback line and easement as shown on plan of record in Book 1424, page 127.

Taxes for 1951 to be prorated as of date 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 ERVIN G. HARDY and wife, GRACE A. HARDY, their heirs and assigns, forever.

And we do covenant with the said ERVIN G. HARDY and wife, GRACE A. HARDY, 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-before set out.

And we, EARL P. HOSTETTER and wife, CAROLYN L. HOSTETTER, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ERVIN G. HARDY and wife, GRACE A. HARDY, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15 day of December, 1951.

Earl P. Hostetter

Carolyn L Hostetter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Powell, a Notary Public in and for said County and State, the within named EARL P. HOSTETTER and wife, CAROLYN L. HOSTETTER, 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 15 day of December, 1951.

Commission expires July 11-1953

Louise Powell
Notary Public

DO NOT PUBLISH

WARRANTY DEED

FROM EARL P. HOSTETTER ET UX

TO ERVIN G. HARDY ET UX

55070

Do Not Publish

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