K 2032

For and in consideration of the sum of $4,442.33 - - - - - - - - - - - - - -

FORTY-FOUR HUNDRED & FORTY-TWO & 33/100- - - - - - - - - - - - - DOLLARS paid and to be paid by James H. Tarver and wife, Emma Lee Tarver, as follows: $900.00 cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder of $3,542.33 representing the principal unpaid balance and interest to date on two notes, described as follows: Note No. 1: Balance - $1,616.61, payable to the order of Fidelity Federal Svge. & Loan Assn. of Nashville in monthly installments of $32.86 each, including interest at 6%, of record in Book 1668, page 97, RODC, Tenn, Note No. 2: Balance - $1,925.72, payable to the order of Charles R. Baxter and wife, Irene J. Baxter in monthly installments of $12.14 each, including interest at 6%, of record in Book 1727, page 180, RODC, Tenn., the said James H. Tarver and wife, Emma Lee Tarver, do agree, as evidenced by their acceptance of this instrument, to assume payment of said notes to the lawful holder, or holders, of same; we, Wm. A. Conn and wife, Barbara Owen Conn, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said

James H. Tarver and wife, Emma Lee Tarver, their

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

Being the northerly 70 feet of the southerly 145 feet of the westerly part of Lot No. 8 on the Map of Montague Park, as of record in Book 421, page 141, Register's Office for said County, described as follows: BEGINNING in the easterly margin of a 2-foot reserved strip at a point 75 feet north of the northerly margin of Grapevine Avenue; running thence eastwardly, and parallel to said Avenue, 89½ feet, more or less, to a point 20 feet westwardly from the easterly margin of said Lot 8; thence northwardly, and parallel to said margin, 70 feet; thence westwardly 92 feet, more or less, to the easterly margin of said reserved strip; thence southwardly, with same, 70 feet to the point of beginning, and being part of the same property conveyed to Wm. A. Conn and wife, Barbara Owen Conn, by deed from Charles R. Baxter and wife, Irene J. Baxter, of record in Book 1727, page 180, said Register's Office.

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 H. Tarver and wife, Emma Lee Tarver, their heirs and assigns, forever.

And we do covenant with the said James H. Tarver and wife, Emma Lee Tarver, 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, excepting notes hereinabove mentioned, payment of same specifically assumed by Grantees. And we, Wm. A. Conn and wife, Barbara Owen Conn, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Tarver and wife, Emma Lee Tarver, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of January, 1952.

Wm. A. Conn

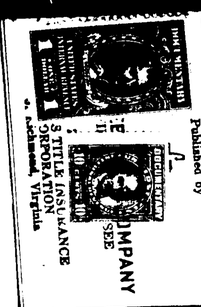
Barbara Owen Conn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named Wm. A. Conn and wife, Barbara Owen Conn, 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 Madison, Tennessee, this 1st day of January, 1952.

Commission expires April 25, 1954

W. H. Landis
Notary Public



WARRANTY DEED

FROM

WM. A. CONN et ux

TO

JAMES H. TARVER et ux

54430

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