K 2092

For and in consideration of the sum of $ 10.00

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

cash in hand paid by the grantees herein, and for other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balance of a note in the original amount of $12,000.00 and future advances, dated August 1, 1950, executed by the grantors herein, payable to Guaranty Mortgage Company of Nashville, with interest at 4½ 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 1871, page 101, Register's Office for Davidson County, Tennessee, said debt having been assigned to The Mutual Benefit Life Insurance Company, by an instrument of record in Book 1897, page 280, said Register's Office,

we, Herman W. Ferguson and wife, Betty Mattern Ferguson,

have bargained and sold, and by these presents do transfer and convey unto the said E. D. PARKER and wife, LOUISE T. PARKER, 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. 30 on the Plan of Duncanwood, as of record in Book 1424, page 139, Register's Office for said County, and described as follows:

Beginning at a point in the easterly line of Duncanwood Drive at the corner of Lots Nos. 30 and 31; thence with the line between said lots, easterly 202.9 feet to the west line of Lot No. 26; thence with the line between Lots Nos. 30 and 26, northerly 78.9 feet to the corner of Lot No. 27; thence with the line between Lot No. 30 and along the rear line of Lots Nos. 27 and 28, northwesterly 75.29 feet to the corner of Lots Nos. 29 and 30; thence with the line between said lots, westerly 125 feet to the east margin of Duncanwood Drive; thence with the margin of the same, southerly 127 feet to the beginning.

Being the same property conveyed to Herman W. Ferguson and wife, Betty Mattern Ferguson, by deed from Woodhaven Homes, Incorporated, of record in Book 1877, page 371, 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 E. D. Parker and wife, Louise T. Parker, their

heirs and assigns, forever.

And we do covenant with the said E. D. Parker and wife, Louise T. Parker,

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 by 1952 taxes which the grantees assume and agree to pay.

And we, Herman W. Ferguson and wife, Betty Mattern Ferguson

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. D. Parker andwife, Louise T. Parker, their

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

Witness our hands this 10th day of August, 19 52.

Herman W. Ferguson

Betty Mattern Ferguson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, - - - - - Lawrence D. Richards - - - - -, a Notary Public in and for said County and State, the within named Herman W. Ferguson and wife, Betty Mattern Ferguson

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 20th day of August, 19 52.

Commission expires May 1, 1954

Lawrence D. Richards
Notary Public

WARRANTY DEED

G-85390 dh FROM HERMAN W. FERGUSON ET UX

TO E. D. PARKER ET UX

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO., BOX

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTERED
AUG 21 1952
at 7 o'clock P M
Book 1984 Page 207
Fee 1.00
Register

Published by THE MUTUAL BENEFIT LIFE INSURANCE COMPANY

DOCUMENTARY INTERNAL REVENUE 20¢

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HARRY

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