2097

For and in consideration of the sum of $ 6,523.45

- - - - - - - -SIX THOUSAND FIVE HUNDRED TWENTY-THREE and 45/100 - - - DOLLARS

of which $450.00 has been paid in cash by the grantees herein, the receipt of which is hereby acknowledged, and for the remainder, the grantees assume and agree to pay the remaining unpaid balance of a note in the original amount of $6,500.00 and future advances, dated November 12, 1949, executed by the grantors herein, 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 1789, page 239, Register's Office for Davidson County, Tennessee, said debt having been assigned to New York Life Insurance Company by an instrument of record in Book 1864, page 301, said Register's Office,

we, George Q. Stromatt and wife, Mary Gunter Stromatt,

have bargained and sold, and by these presents do transfer and convey unto the said WAYNE H. DOWNS and wife, BOBBY JANE DOWNS, 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. 296 on the Map of Miro Meadows, Second Addition, as of record in Book 1424, page 112, Register's Office for said County.
Said Lot No. 296 fronts 84 feet on the south side of Ainlay Drive and runs back between lines, 175.9 feet on the west line and 177.9 feet on the east line to a dead line in the rear on which it measures 84 feet.
Being the same property conveyed to George Q. Stromatt and wife, Mary Gunter Stromatt, by deed from A. & C. Homes, Inc., of record in Book 1424, page 112, said Register's Office.
The above described property is conveyed subject to restrictive covenants of record in Book 1710, page 183, which by deed of record in Book 1728, page 113, said Register's Office were made applicable to Miro Meadows, Second Addition.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wayne H. Downs and wife, Bobby Jane Downs, their heirs and assigns, forever.

And we do covenant with the said Wayne H. Downs and wife, Bobby Jane Downs 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, George Q. Stromatt and wife, Mary Gunter Stromatt, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wayne H. Downs and wife, Bobby Jane Downs, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of September, 1952.

George Q. Stromatt

Mary Gunter Stromatt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named George Q. Stromatt and wife, Mary Gunter Stromatt

NOTARY PUBLIC

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 30th day of September, 1952

Commission expires My Commission Expires JULY 11, 1956

Nancy Junius Hicks
Notary Public

WARRANTY DEED

G-96189 dh

FROM

GEORGE Q. STROMATT ET UX

TO

WAYNE H. DOWNS ET UX

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NASHVILLE

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