For and in consideration of the sum of $ 10.00

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

cash in hand paid by the grantees herein, and 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 $7,200.00 and future advances, dated May 17, 1950, executed by the grantors herein, payable to Kimbrough-Phillips Company, with interest at 6% 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 1810, page 90, Register's Office for Davidson County, Tennessee,

we, Paul Arrand Krambeck and wife, Jean H. Krambeck,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES L. STUART and wife, CORDIE JONES STUART, 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. 41 on the Plan of Hillcrest Estates, of record in Book 1130, page 83, Register's Office for said County.
Said Lot No. 41 fronts 70.2 feet on the southerly side of Parry Drive and runs back between lines, 191 feet on the east line and 231 feet on the west line, which is a broken line, to a dead line in the rear on which it measures 47 feet.
Being the same property conveyed to Paul Armand Krambeck and wife, Jean H. Krambeck, by deed from H. B. Woodroof and wife, of record in Book 1807, page 561, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1324, page 143, 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 L. Stuart and wife, Cordie Jones Stuart, their heirs and assigns, forever.

And we do covenant with the said James L. Stuart and wife, Cordie Jones Stuart 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 1953 taxes which the grantees assume and agree to pay.
And we, Paul Armand Krambeck and wife, Jean H. Krambeck 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 L. Stuart and wife, Cordie Jones Stuart, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of January, 1953.

Paul Armand Krambeck

Jean H. Krambeck

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Paul Armand Krambeck and wife, Jean H. Krambeck

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 31st day of January, 1953.

Commission expires July 15, 1956.

Notary Public-State-At-Large

27

89418

WARRANTY DEED

FROM

PAUL ARMAND KRAMBECK ET UX

TO

JAMES L. STUART ET UX

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
RECEIVED FOR RECORD
FEB 2 1953
at 12:18 P.M.
Book 2134 Page 232

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

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