2146

For and in consideration of the sum of $ 450.00) Four Hundred Fifty & 00/100, cash in hand paid, the receipt and sufficiency thereof is hereby acknowledged, and **DOLLARS** for the further consideration of the grantees herein taking and assuming a note and the payment thereof, said note is payable to the Home Federal Saving & Loan association of Nashville, Tennessee, the balance of which is now Three Thousand Six Hundred Thirteen & 27/100 ($3,613.27) payable in monthly payments of Forty ($40.00) Dollars per month beginning June 1, 1953 and payable on the first day of each consecutive month thereafter until the entire note is paid in full, said note having been executed by the grantors herein,
Therefore, we, Charles T. Locke et ux, Mary A. Locke
have bargained and sold, and by these presents do transfer and convey unto the said J. R. Payne et ux, Jennie B. Payne, 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. 7, Block no. 3, on the Plan of Bass and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, Page 97, of the Register's Office for Davidson County, Tennessee.

Said Lot no. 7 fronts 50 feet on the easterly side of 24th Street in Dupontonia, and runs back between parallel lines 141 feet to an alley.

Being the same property as conveyed to Charles T. Locke et ux, by B. A. Sircy, et ux, et al as of record in Book 1414, Page 230, R. O. D. C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. R. Payne et ux, Jennie B. Payne, their **heirs and assigns, forever.**

And we **do covenant with the said** J. R. Payne et ux, Jennie B. Payne **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 stated in the consideration heretofore.

And we, Charles T. Locke et ux, Mary A. Locke **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** J. R. Payne et ux, Jennie B. Payne, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hand & this 9th day of May, 19 53

Charles T. Locke

Mary A. Locke

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James H. Hill, a Notary Public in and for said County and State, the within named Charles T. Locke et ux, Mary A. Locke

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 Old Hickory, Tennessee, this 9th day of May, 19 53

Commission expires 4/20/54

James H. Hill
Notary Public

99378

WARRANTY DEED

FROM
Charles T. Locke et ux,
Mary A. Locke

TO
J. R. Payne et ux,
Jennie B. Payne

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY 19 day
Received for record
MAY 1953
at 11:45 o'clock A M
Noted in Book 2 Page 258
Recorded in Book Page
Recording Fee $3.30
JAMES P. WILSON, Register
By Dpt. Reg.

James H. Hill, Atty.
126-22nd St.
Old Hickory, Tennessee
Phone-311

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

163