K 2152

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 are hereby subject to the ~~XX~~ remaining unpaid balances of two notes dated October 10, 1949, executed by the grantors herein, payable to Guaranty Mortgage Company of Nashville, with interest, both principal and interest payable in monthly installments as set out therein; the first note being in the original amount of $6,000.00, and secured by a deed of trust of record in Book 1770, page 377, Register's Office for Davidson County, Tennessee; and the other note being in the original amount of $700.00 and future advances, and secured by a deed of trust of record in Book 1770, page 417, said Register's Office, both of said debts having been assigned to First National Bank of St. Louis, by an instrument of record in Book 1790, page 437, said Register's Office,

we, John C. Grice and wife, Catherine L. Grice

have bargained and sold, and by these presents do transfer and convey unto the said JOE B. THURMAN AND WIFE, MARGARET ELIZABETH J. THURMAN, 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. 97 on the Map of Stardust Acres, of record in Book 1424, page 92, Register's Office for said County.
Said Lot No. 97 fronts 60 feet on the north side of Mercury Drive and runs back between parallel lines 175 feet to a dead line.
Being the same property conveyed to John C. Grice and wife, Catherine L. Grice, by deed from M. & M. Homes, Incorporated, of record in Book 1760, page 519, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1682, page 1, 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 Joe B. Thurman and wife, Margaret Elizabeth J. Thurman, their heirs and assigns, forever.

And we do covenant with the said Joe B. Thurman and wife, Margaret Elizabeth J. Thurman, 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 1953 taxes which the grantees herein assume and agree to pay.
And we, John C. Grice and wife, Catherine L. Grice do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe B. Thurman and wife, Margaret Elizabeth J. Thurman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of June, 1953.

John C. Grice

Catherine L. Grice

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named John C. Grice and wife, Catherine L. Grice

the bargainors, 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 [illegible] day of [illegible], 1953.

Commission expires April 30, 1956

[illegible] Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 1st day of July 1953 at 11:27 o'clock A.M.
Noted in Book [illegible] Page [illegible]
Recording Fee $1.00
JAMES S. WILSON, Register
By [illegible] D.C.

JOE B. THURMAN ET UX
TO
JOHN C. GRICE ET UX

WARRANTY DEED
G-9026 dh
FROM

6/30 105768

G 2