K 2240

For and in consideration of the sum of $1,125.00

SEVEN HUNDRED & TWENTY-FIVE & NO/100 DOLLARS

paid and to be paid by Hershell H. Edgin and wife, Janie E. Edgin as follows: $1,250.25 cash in hand paid, receipt of which is acknowledged, and for the remainder of $6,194.76 representing the principal unpaid balance and interest to date on a note by the Grantors herein, secured by deed of record in Book 1840, page 553, RODC, Tenn., payable in monthly instalments of $58.65 each, including interest at 4%, the said Hershell H. Edgin and wife, Janie E. Edgin, do agree, as evidenced by their acceptance of this instrument, to assume payment of said indebtedness to the lawful holder, or holders, of said note; we, James A. Bussell and wife, Odell Bussell, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said

Hershell H. Edgin and wife, Janie E. Edgin, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th Civil District of said County, being parts of Lots Nos. 12 and 13 on the Map of Madison Annex Subdivision, as of record in Book 843, page 32, Register's Office for said County, being designated as Lots Nos. 4 and 8 on an unrecorded map of Resubdivision of parts of said lots for W. E. Nix, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyer, April 10, 1947, as follows: BEGINNING at a point in the south margin of Amqui Street at an iron pin 335 feet, more or less, west of the westerly margin of the L.& N. Railroad, being the common corner of Lots Nos. 7 and 8; thence with the line between said lots and the line between lots Nos. 3 and 4, said point being 250 feet west of the westerly margin of said railroad right-of-way; thence westerly, along the margin of said street, 70 feet to an iron pin; thence northerly 474.4 feet to an iron pin in the south margin of Amqui Street; thence with the margin of the same, easterly 70 feet to the beginning.

Being the same property conveyed to James A. Bussell and wife, Odell Bussell, by deed from Clarence Gene Brawner and wife, of record in Book 1848, page 301, said Register's Office.

(Included in the above consideration is the transfer to the Grantees of all funds held) (in escrow in connection with above described note by the loaning agency (Guaranty) (Mortgage Co.) servicing same.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hershell H. Edgin and wife, Janie E. Edgin, their heirs and assigns, forever.

And we do covenant with the said Hershell H. Edgin and wife, Janie E. Edgin, 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, note above described and taxes for current year excepted; payment of each specifically assumed by Grantees.

And we, James A. Bussell and wife, Odell Bussell, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hershell H. Edgin and wife, Janie E. Edgin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of October, 19 53.

James A. Bussell

Odell Bussell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named James A. Bussell and wife, Odell Bussell, 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 Madison, Tennessee, this 24th day of October, 19 53.

Commission Expires April 25, 1954

W. H. Landis
Notary Public

4032

WARRANTY DEED

FROM JAMES A. BUSSELL et ux

TO HERSHELL H. EDGIN et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record NOV 2 1953
at 11:42 o'clock A.M.
Noted in B.B.
Recorded in Book 2240 page 49
Fee $2.00
REGISTER FOR

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

DOCUMENTARY

Lot 8 on Amqui Street - 70 ft. frontage

G 49