K 2244

For and in consideration of the sum of $ 13,794.53

THIRTEEN THOUSAND SEVEN HUNDRED NINETY-FOUR AND 53/100 - - - - - - - - - **DOLLARS**

of which $3,100.00 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 $10,694.53 of a note in the original amount of $11,000.00, dated October 13, 1952, executed by the grantors herein, payable to Fidelity Federal Savings & Loan Association, with interest at 5% 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 2125, page 547, Register's Office for Davidson County, Tennessee,

we, James R. Read and wife, Mary B. Read,

have bargained and sold, and by these presents do transfer and convey unto the said ROY AVANT and wife, CLEO B. AVANT, 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. 174 on the Map of Section One Revised, Grieve Hall Estates, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County. Said Lot No. 174 fronts 100 feet on the east side of Stillwood Drive and runs back between lines, 217.1 feet on the north line and 300 feet on the south line to a dead line in the rear on which it measures 136.7 feet.
Being the same property conveyed to James R. Read and wife, Mary B. Read, by deed from Grieve Hall Estates, Inc., of record in Book 2096, page 47, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2046, page 60, 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 Roy Avant and wife, Cleo B. Avant, their heirs and assigns, forever.

And we **do covenant with the said** Roy Avant and wife, Cleo B. Avant 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, James R. Read and wife, Mary B. Read **do further covenant and bind** ourselves, our heirs and representatives, to warrant and forever **defend the title to the said land to the said** Roy Avant and wife, Cleo B. Avant, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our **hand** s **this** 30th **day of** December, **19** 53

James R. Read
James R. Read

Mary B. Read
Mary B. Read

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** James R. Read and wife, Mary B. Read

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** 5th **day of** January, **19** 54

Commission expires July 15, 1956.

Notary Public, State-At-Large

WARRANTY DEED

G-92646 dh **FROM**
JAMES R. READ ET UX

7869

TO
ROY AVANT ET UX

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
PLEASE PUT REGISTRY FEE ON DEED

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
JAN 5 1954
at 4:04 o'clock P.M.
Noted in Book 61 Page 358
Recorded in Book Page
Recording Fee $1.00
JAMES P. WILSON, Register
By
DEP. REG.

TENNESSEE TITLE
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 217