K 2249

For and in consideration of the sum of $ 10.00

TEN AND NO/10 DOLLARS

Cash in hand paid by the grantees herein the receipt of which is hereby acknowledged, and for further consideration, the grantees agree to assume the unpaid balance of a Deed of Trust executed by Roger Lennox Clark and wife, to Louis R. Linx, Trustee of record in Book 1545, page 61, to secure First Federal Savings & Loan Association of Nashville, one note, dated October 1, 1947, for $6,300.00 and future advances, with interest at 4% per annum, both principal and interest payable in 288 monthly installments of $34.07 each, beginning November 1, 1947.

We, ROGER L. CLARK and wife, FRANCES ANNETTE CLARK,

have bargained and sold, and by these presents do transfer and convey unto the said Alfonzo Peay and wife, Sylvia Mae Peay, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the North part of Lot No. 26 of Block "A" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 35, Register's Office for said County.
Said part of said lot fronts 50 feet on the north side of Neely's Bend Road as widened by an instrument of record in Book 1762, page 43, Register's Office for said County, and runs back between parallel lines 192 feet to a dead line.
Being part of the property conveyed to Roger Lennox Clark and wife, Frances Annette Clark, by deed from Marlin Construction Company, Inc., of record in Book 1556, page 103, 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 Alfonzo Peay and wife, Sylvia Mae Peay, their heirs and assigns, forever.

And we do covenant with the said Alfonzo Peay and wife, Sylvia Mae Peay, their 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.

And We, Roger L. Clark and wife, Frances Annette Clark do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alfonzo Peay and wife, Sylvia Mae Peay, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of January 1954.

Roger L. Clark

Frances Annette Clark

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles E. Rhoten, a Notary Public in and for said County and State, the within named Roger L. Clark and wife, Frances Annette Clark

the bargainers, 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 30th day of January 1954.

My Commission Expires Oct. 29, 1956

Commission expires

Charles E. Rhoten Notary Public

1/20

G-92831

WARRANTY DEED

FROM 14156

ROGER L. CLARK et ux

TO

ALFONZO PEAY et ux

Sec 54

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of MAR 1954 at 12:35 o'clock P.M.
Noted in Book 21 Page 253
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
By C. McKinney Deputy

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

NECESSARY

PG 328