K 2270

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 6,482.86- - - - - - - - - - - - - - - - - -

SIXTY-FOUR HUNDRED & EIGHTY-TWO & 86/100- - - - - - - - - - - - - - - - - DOLLARS

paid and to be paid by Ollie B. Chance and wife, Gladys B. Chance, as follows:

$700.00 cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder of $5,782.86 representing the principal unpaid balance and interest to date on a note secured by deed of trust of record in Book 1870, page 603, Register's Office for Davidson County, Tennessee, payable to Guaranty Mortage Co. of Nashville in installments of $34.32 each on the first day of each month, which amounts include interest at 4% per annum; the said Ollie B. Chance and wife, Gladys B. Chance, 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, T. K. Burroughs and wife, Nancy C. Burroughs, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said OLLIE B. CHANCE AND WIFE, GLADYS B. CHANCE, 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. 1 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County, more particularly described as follows: BEGINNING on the northerly margin of Harrington Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, northwardly 128 feet to the southeast corner of Lot No. 40; thence with the line between Lots Nos. 1 and 40, westwardly 50 feet to the easterly margin of Brooks Avenue; thence with the same, southwardly 105 feet to the beginning of a curve with a radius of 20 feet; thence around said curve, in in a southeasterly direction, to the northerly margin of Harrington Avenue; thence with the same, eastwardly to the beginning, and being the same property conveyed to T. K. Burroughs and wife, Nancy C. Burroughs, by deed from W. H. Blunkall, Jr. and wife, of record in Book 2042, page 585, said Register's Office.

(Included in the above consideration is the transfer of all escrow funds held by above named loaning agency to the Grantees without further cost.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ollie B. Chance and wife, Gladys B. Chance, their heirs and assigns, forever.

And we do covenant with the said Ollie B. Chance and wife, Gladys B. Chance, 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, excepting note above described and current S & C taxes; payment of each specifically assumed by the Grantees. And we, T. K. Burroughs and wife, Nancy C. Burroughs, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ollie B. Chance and wife, Gladys B. Chance, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of February, 1954.

T. K. Burroughs

Nancy C. Burroughs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named T. K. Burroughs and wife, Nancy C. Burroughs, 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 Madison, Tennessee, this 1st day of February, 1954.

Commission expires April 25, 1954

[illegible]
Notary Public

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