K 2277

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 assume and agree to pay the remaining unpaid balance of a note in the original amount of $5,000.00, dated April 5, 1954, executed by the grantors herein, payable to Nashville Trust Company, with interest at 5% per annum and a 1% service fee per annum; principal, interest and service fee all payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 2255, page 637, Register's Office for Davidson County, Tennessee,

we, Ernest Edward Felts and wife, Grace O. Felts,

have bargained and sold, and by these presents do transfer and convey unto the said GARLAND L. KIRBY and wife, EMMA D. KIRBY, 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. 7 on the Plan of Phillip Olwill's Addition to East Nashville, as of record in Book 57, page 134, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the south side of Mansfield Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Ernest Edward Felts and wife, Grace O. Felts, by deed from Janie Catherine Boyd Dickey and husband, of record in Book 1470, page 234, 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 Garland L. Kirby and wife, Emma D. Kirby, their heirs and assigns, forever.

And we do covenant with the said Garland L. Kirby and wife, Emma D. Kirby 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 by all 1954 taxes which the grantees herein assume and agree to pay.

And we, Ernest Edward Felts and wife, Grace O. Felts do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Garland L. Kirby and wife, Emma D. Kirby, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of April 19 54.

Ernest Edward Felts

Grace O. Felts

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 Ernest Edward Felts and wife, Grace O. Felts

the bargainer 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 May 19 54

Commission expires July 15th, 1956.

Notary Public, State-At-Large

WARRANTY DEED

G-94156 dh FROM ERNEST EDWARD FELTS AND WIFE, GRACE O. FELTS TO GARLAND L. KIRBY ET UX 18448

REGISTER'S OFFICE PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY Received for record this 6 day of MAY 1954 at 10:43 A.M. Noted in Book 21 Page 229 Recorded in Book 1290 Recording Fee $ James P. Edwards, Register By

TENNESSEE TITLE COMPANY NASHVILLE, TENNESSEE

Zone Office LAWYERS TITLE INSURANCE CORPORATION of Richmond, Virginia

HOBART

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