K 2290

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 herein assume and agree to pay the remaining unpaid balance of $9,717.47, of a note in the original amount of $10,000.00, dated July 13, 1953, executed by the grantors herein, payable to First Federal Savings & Loan Association, with interest at 4½% per annum and a service fee of 1% 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 2206, page 289, Register's Office for Davidson County, Tennessee,

we, William C. Burton, Jr. and wife, Ethel J. Burton,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES W. DANIEL and wife, MAUDE E. DANIEL, 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. 40 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said County.
Said Lot 40 fronts 100 feet on the southwesterly side of Morriswood Drive, and runs back 318.9 feet on the northwesterly line and 335.7 feet on the southeasterly line, to a dead line, which is a broken line, measuring 189.4 feet thereon.
Being the same property conveyed to William C. Burton, Jr., and wife, Ethel J. Burton, by deed from Glencliff Homes, Inc., of record in Book 2153, page 25, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1788, page 105, in Book 1788, page 108, and in Book 2044, page 31, and in Book 2046, page 541, 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 James W. Daniel and wife, Maude E. Daniel, their

heirs and assigns, forever.

And we do covenant with the said James W. Daniel and wife, Maude E. Daniel

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 by all taxes for 1954, which the Grantees assume and agree to pay.
And we, William C. Burton, Jr. and wife, Ethel J. Burton,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Daniel and wife, Maude E. Daniel,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of July, 1954.

William C. Burton, Jr.

Ethel J. Burton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named William C. Burton, Jr. and wife, Ethel J. Burton

the bargainor, 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 14 day of July, 1954.

Commission expires February 24, 1957

L. W. Carney
Notary Public

WARRANTY DEED
FROM WILLIAM C. BURTON, JR. ET UX
TO JAMES W. DANIEL ET UX
STATE OF TENNESSEE, DAVIDSON COUNTY
RECEIVED FOR RECORD
Recorded by
COMPANY

G 317