BK 2292

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00

Ten and no/100 **DOLLARS**

Cash in hand paid by Ellis H. Whitaker and other good and valuable considerations, This conveyance is made subject to: Deed of Trust executed by Albert L. Cusick, Jr. and wife, Frances Frame Cusick, to Louis Leftwich, Jr., Trustee, dated February 4, 1950, filed for record February 14, 1950, and recorded in Book 1819, page 309, Register's Office for Davidson County, Tennessee, to secure the payment of a note of even date for $6,600.00, with interest from date at the rate of 4½ per annum, said principal and interest payable in monthly installments of $38.36, commencing on March 1, 1950 and on the first day of each month thereafter until principal and interest are fully paid except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of February 1975.

Deed of trust executed by Albert L. Cusick, Jr. and wife, Frances Frame Cusick, to Louis Leftwich, Jr., Trustee, dated February 4, 1950, filed for record February 14, 1950, and recorded in Book 1819, page 305, Register's Office for Davidson County, Tennessee, to secure the payment of a note of even date for $1,600.00, with interest from date at the rate of 4½ per annum, said principal and interest payable in monthly installments of $9.70 commencing on March 1, 1950 and on the 1st day of each month thereafter until principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, sahll be due and payable on the 1st day of February 1970.

The above notes and deed of trust securing same were assigned to the Prudential Ins. Company of America by an instrument dated August 22, 1950, filed August 31.1950, and recorded in Book 1890, Page 104, said Register's Office.

WE, LEONARD P. HOYAL AND WIFE, RUTH T. HOYAL

have bargained and sold, and by these presents do transfer and convey unto the said

Ellis H. Whitaker

his **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 Lot No. 137 on the Map of Stardust Acres, as of record in Book 1424, page 72, Register's Office for said County.
Said Lot No. 137 fronts 62.1 feet on the northerly side of Saturn Drive and runs back between lines, 141.1 feet on the easterly line and 215.9 feet on the westerly line to a dead line in the rear on which it measures 61 feet.
Premises were conveyed to Leonard P. Hoyal and wife, Ruth T. Hoyal, by deed from Albert L. Cusick, Jr. and wife, of record in Book 2183, page 73, said Register's Office.



Lease

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ellis H. Whitaker

his **heirs and assigns, forever.**

And we **do covenant with the said** Ellis H. Whitaker

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, Leonard P. Hoyal and wife, Ruth T. Hoyal

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ellis H. Whitaker

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

Witness our **hand** s **this** 4th **day of** July **19** 50

Leonard P. Hoyal

Ruth T. Hoyal

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