K 2295

WARRANTY DEED Form 1602 Published by Tennessee Title Company

For and in consideration of the sum of $ 11,350.00- - - - - - - - - - - - - - - - - -

ELEVEN THOUSAND THREE HUNDRED & FIFTY & NO/100- - - - - - - - - - - - - - - DOLLARS paid and to be paid by Charles T. Wakefield and wife, Mary Wakefield, as follows:

$3,006.81 cash in hand paid by Charles T. Wakefield and wife, Mary Wakefield, receipt of which is hereby acknowledged, and for the remainder of $8,343.19 representing the principal unpaid balance and interest to date on a note by the Grantors herein, secured by deed of record in Book 2074, page 203, Register's Office for Davidson County, Tennessee, payable to First Federal Savings & Loan Assn. of Nashville in monthly installments of $50.40 each, including interest at the rate of 5% per annum; the said Charles T. Wakefield and wife, Mary Wakefield, do agree, as evidenced by their acceptance of this instrument, to assume payment of said indebtedness to the lawful holder, or holders, of same; we, Sherman Ray Nash and wife, Virginia F. Nash, - - - - - -

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

Land in the 11th Civil District of said County, being a part of Parcel "C" as shown on the Plan of Stratton Heights, as of record in Book 1855, page 13, Register's Office for said County, more particularly described as follows:
BEGINNING on the westerly margin of the L. & N. Railroad right-of-way, 299.8 feet northwardly from the intersection of said right-of-way and the northerly margin of Due West Avenue; thence north 87° 32' west 141 feet, more or less, to the easterly margin of Gibson Drive; thence north 16° 22' east, with the same, 125 feet to a stake; thence west 144 feet, more or less, to a stake in the westerly margin of the L. & N. Railroad right-of-way; thence with the same, south 16° 19' west 125 feet to the beginning, and being the same property conveyed to Sherman Ray Nash and wife, Virginia F. Nash, by deed from C. E. Corlew and wife, Helen S. Corlew, of record in Book 2039, page 405, said Register's Office.
(Included in the above consideration is the transfer of all escrow funds held by the loaning agency servicing the above described note 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 Charles T. Wakefield and wife, Mary Wakefield, their heirs and assigns, forever.

And we do covenant with the said Charles T. Wakefield and wife, Mary Wakefield, 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; payment of same specifically assumed by the Grantees.
And we, Sherman Ray Nash and wife, Virginia F. Nash, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles T. Wakefield and wife, Mary Wakefield, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of July, 1954.

Sherman Ray Nash
Virginia F. Nash

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named Sherman Ray Nash and wife, Virginia F. Nash, 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 Nashville, Tennessee, this 15th day of July, 1954.

Commission expires April 26, 1958

W. H. Landis
Notary Public

PG 409