K 2298

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS

cash in hand paid by H. L. McAdams and wife, Lillie S. McAdams, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, and the further consideration that the said H. L. McAdams and wife, Lillie S. McAdams, do hereby agree to assume and pay the unpaid principal balance owing upon a certain note executed by the grantors herein on the 1st day of September, 1954, in the sum of $4,250.00 and payable to the order of Fidelity Federal Savings & Loan Association of Nashville in equal monthly installments of $35.87 each, including interest at the rate of 5% per annum, beginning October 1, 1954, and a like sum monthly thereafter until both principal and interest have been paid in full; said indebtedness being secured by a deed of trust executed by the grantors herein to Louis Leftwich, Jr., Trustee, of record in Book 2314, page 187, Register's Office for Davidson County, Tennessee, we,

Mary Joe Bauman and husband Paul M. Bauman,

have bargained and sold, and by these presents do transfer and convey unto the said H. L. McAdams and wife, Lillie S. McAdams, their 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. 50 on the Map of M. N. Young's Inglewood Annex, as of record in Book 547, page 197, Register's Office for said County.

Said Lot No. 50 fronts 50 feet on the southerly side of Norvel Avenue and runs back 236 feet 6 inches on the easterly line and 239 feet on the westerly line to a dead line, measuring 50 feet 4 inches thereon.

Being the same property conveyed to Mary Joe Bauman by deed of James A. Lewis and wife, Frances Lewis, of record in Book 1360, page 528, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. L. McAdams and wife, Lillie S. McAdams, their heirs and assigns, forever.

And we do covenant with the said H. L. McAdams and wife, Lillie S. McAdams 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 for Deed of Trust above set forth and 1954 State & County taxes which have been prorated and assumed by the grantees herein.

And we, Mary Joe Bauman and husband, Paul M. Bauman do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. L. McAdams and wife, Lillie S. McAdams, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of September, 1954

Mary Joe Bauman

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