K 2304

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00,

\- - - - TEN AND NO/100 - - - - - **DOLLARS**

Cash in hand paid by the grantee herein, and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note executed by the grantors herein, payable to Guaranty Mortgage Company of Nashville, for the original amount of $8,250.00, with 4% interest, both principal and interest payable $43.56 monthly, and secured by deed of trust of record in Book 1960, page 337, Register's Office for said County, we, George D. Ferguson, Jr. and wife, Rowena Ferguson, - - -

have bargained and sold, and by these presents do transfer and convey unto the said A. W. SADDLER and wife, BOBBIE DAVIS SADDLER,

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. 53 on the Map of Stratton Heights, as of record in Book 1835, page 13, Register's Office for said County.

Said Lot 53 fronts 65 feet on the west side of Cayce Drive and runs back between lines, 160.9 feet on the north line and 158.6 feet on the south line, to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to the grantors herein by deed from M. & M. Homes, Inc., of record in Book 1975, page 397, said Register's Office.

Said property is conveyed subject to restrictions of record in Book 1875, page 396, as amended in Book 1875, page 483, 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 A. W. Saddler and wife, Bobbie Davis Saddler,

their heirs and assigns, forever.

And we do covenant with the said grantees herein,

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 herein set out.

And we, the grantors herein,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein,

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

Witness our hands this 29th day of October, 19 54.

George D. Ferguson, Jr.

Rowena Ferguson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, , a Notary Public in and for said County and State, the within named George D. Ferguson, Jr.

the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 19 54.

Commission expires July 4, 1956

Notary Public

(Additional acknowledgment - over)

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