K 2340

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10,479.39

TEN THOUSAND FOUR HUNDRED SEVENTY NINE AND 39/100----------DOLLARS

of which sum, $850.00 has been paid in cash by Ralph Hogan and wife, Mary Murff Hogan, the receipt of which is hereby acknowledged, and for the balance in the sum of $9,629.39, the grantees assum a loan secured by deed of trust executed by Shelton P. Prator and wife, to Herschel Greer, Trustee, of record in Book 2316, page 25, to secure Guaranty Mortgage Company a note dated September 9, 1954, for the principal amount of $9,700.00, with interest at 4½% per annum, both principal and interest payable $53.93 monthly, beginning Oct. 1, 1954, final payment due Sept. 1, 1979.

We, Shelton P. Prator and wife, Marjorie P. Prator

have bargained and sold, and by these presents do transfer and convey unto the said Ralph Hogan and wife, Mary Murff Hogan, 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. 28 on the Plan of Marlin Meadows, Section 3, as of record in Book 2133, page 26, Register's Office for said County.
Said Lot 28 fronts 140 feet on the northwesterly side of River Pass and runs back 243 feet on the northeasterly line and 421.7 feet on the southwesterly line, to a dead line, measuring 228.2 feet thereon.
Being the same property conveyed to Shelton P. Prator and wife, Marjorie P. Prator by deed from Richard E. Cotton and wife, as of record in Book 2298, page 99, 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 Ralph Hogan and wife, Mary Murff Hogan, their heirs and assigns, forever.

And we do covenant with the said Ralph Hogan and wife, Mary Murff Hogan 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, Shelton P. Prator and wife, Marjorie P. Prator do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ralph Hogan and wife, Mary Murff Hogan their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of January, 1955.

Shelton P. Prator

Marjorie P. Prator

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nola Vandergriff, a Notary Public in and for said County and State, the within named Shelton P. Prator and wife, Marjorie P. Prator

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 Madison, Tennessee, this 17th day of January, 1955.

Commission expires Jan 25 1958

Nola Vandergriff
Notary Public

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