K 2393

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Three Hundred Fifty and No/100 ($350.00) - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS in cash, and the assumption of a note dated September 10, 1954, with interest at the rate of 6%, having a balance owing of Four Thousand Six Hundred Fifty-two and 25/100 ($4,652.25) Dollars,

we have bargained and sold, and by these presents do transfer and convey unto the said J. J. Summers and wife, Nellie Sue Summers, 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. 118 on the Plan of Sunrise Heights, as of record in Book 421, page 2, Register's Office for said County.

Said Lot No. 118 fronts 50 feet on the southerly side of Elgin Street, and runs back between parallel lines, with the easterly margin of Keystone Avenue, 150 feet to an alley.

Being the same property conveyed to Paul E. Cox and wife, Ruby B. Cox, by deed from Ewing O. Haprer, Jr., and wife, Lillian G. Harper, of record in Book 2297, page 526, 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 J. J. Summers and wife, Nellie Sue Summers, their heirs and assigns, forever.

And we do covenant with the said J. J. Summers and wife, Nellie Sue Summers, 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 a mortgage and note dated September 10, 1954, with principal balance of $4,652.25, said instrument is recorded in Book 2297, page 526, R.O.D.C.

And we, Paul E. Cox and wife, Ruby B. Cox, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. J. Summers and wife, Nellie Sue Summers, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of March, 1955.

Paul E. Cox

Ruby B. Cox

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