K 2435

WARRANTY DEED Form 1042 Published by Tennessee Title Company

For and in consideration of the sum of $ 900.00

NINE HUNDRED AND NO/100 - DOLLARS,

Cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balances of two notes, one of said notes being executed by Cumberland Terrace, Inc., dated July 15, 1948, for the original amount of $6,400.00, with interest at 4% per annum, both principal and interest payable $33.79 monthly to Guaranty Mortgage Company of Nashville, and secured by Deed of Trust of record in Book 1622, page 515, Register's Office for Davidson County, Tennessee; and the other note being executed by John William Doyle and wife, Ruby Evelyn Doyle, dated September 30, 1948, for the original amount of $500.00, with interest at 4% per annum, both principal and interest payable $2.64 monthly to Guaranty Mortgage Company of Nashville, and secured by Deed of Trust of record in Book 1653, page 363, Register's Office, said County,



we, John H. Wilson and wife, Emaline D. Wilson

have bargained and sold, and by these presents do transfer and convey unto the said Elgan Hudnall and wife, Myrtle Irene Hudnall

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Block 3

Being Lot No. 202 on the Map of Cumberland Terrace Subdivision, as of record in Book 1424, page 49, Register's Office for said County.
Said Lot No. 202 fronts 75 feet on the westerly side of Martingale Drive and runs back between lines, 227 feet on the north line and 198.3 feet on the south line, to a dead line in the rear, measuring 89 feet thereon.
Being the same property conveyed to John H. Wilson and wife, Emaline D. Wilson, by deed from John W. Doyle, as of record in Book 1734, page 204, said Register's Office.

The above described property is being conveyed subject to restrictive covenants of record in Book 1582, page 505, 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 Elgan Hudnall and wife, Myrtle Irene Hudnall their heirs and assigns, forever.

And we do covenant with the said Elgan Hudnall and wife, Myrtle Irene Hudnall 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 by 1955 taxes, which the grantees herein assume and agree to pay.

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 7th day of June, 1955.

John H Wilson
Emaline D Wilson

Emaline H Wilson
Emaline D Wilson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. D. Richardson, a Notary Public in and for said County and State, the within named John H. Wilson and wife, Emaline D. Wilson

the bargainor S, 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 7th day of June, 1955

Commission expires April 23, 1958

L. D. Richardson
Notary Public

PG 421