K 2446

WARRANTY DEED Form 1082 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 grantee herein assumes and agrees to pay the remaining unpaid balance of a note executed by Hillmont Homes, Inc., dated January 6, 1948, payable to Guaranty Mortgage Company of Nashville, for the original amount of $12,400.00, with interest at 4% per annum, both principal and interest payable $65.47 monthly, and secured by deed of trust of record in Book 1566, page 615, Register's Office for Davidson County, Tennessee; said note having been assigned to The Prudential Insurance Company of America, by an instrument of record in Book 1571, page 11, said Register's Office,

we, I. Frank Taylor and wife, Mallie Pugh Taylor

have bargained and sold, and by these presents do transfer and convey unto the said Era Irene Emmons, for her sole and separate use, free from the debts and contracts of her present or any future husband, with full power vested in her to sell, mortgage or otherwise convey, as if she were feme sole, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 15 on the Map showing Hillmont Subdivision, as of record in Book 1424, page 37, Register's Office for said County.
Said Lot No. 15 fronts 90.3 feet on the north side of Hillmont Drive, and runs back between lines, 152.4 feet on the west line, 151.5 feet on the east line to a dead line on which it measures 115 feet.
Being part of the property conveyed to I. Frank Taylor, by deed from Southern Trust Company of Nashville, Inc., as of record in Book 2341, page 261, said Register's Office.

The above described property is being conveyed subject to restrictions of record in Book 1471, page 345, 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 Era Irene Emmons, as aforesaid her heirs and assigns, forever.

And we do covenant with the said Era Irene Emmons, as aforesaid 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 grantee herein assumes and agrees 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 grantee herein her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of August, 19 54.

I. Frank Taylor

Mallie Pugh Taylor

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Jennings Hicks, a Notary Public in and for said County and State, the within named I. Frank Taylor and wife, Mallie Pugh Taylor

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 Nashville, Tennessee, this 16th day of August, 19 54

Commission expires July 11th, 1956. Nancy Jennings Hicks
Notary Public

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