K 2446

WARRANTY DEED — S. S. FOLK, JR., FORM — NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00),

cash in hand paid by H. B. Farmer and [redacted] Marie I. Sadler, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration of the assumption by the said H. B. Farmer and [redacted] Marie I. Sadler of the balance of an indebtedness secured by a deed of trust on the hereinafter described property executed by Everett F. Hoffman and wife, Corinne P. Hoffman, to R. G. Wilmoth, Trustee, of record in Book 2120, page 401, Register's Office for Davidson County, Tennessee, given to secure to Security Life and Trust Company the payment of one note dated August 21, 1952, for the principal sum of $12,000.00, we

NORMAN RILEY AND WIFE, ROSE RILEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

H. B. FARMER AND [redacted] MARIE I. SADLER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Section One, Morningside Heights, as of record in Book 1130, page 76, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Berkley Drive at the corner of Lots Nos. 39 and 40; thence around a slight curve in a westerly direction 146.4 feet to a concrete monument at the beginning of a curve; thence around said curve having a radius of 30 feet, a distance of 46.38 feet to a concrete monument in the easterly margin of Coreland Drive; thence along said Drive southerly 97.7 feet to a point; thence along the rear of Lot No. 39, easterly 152.45 feet to the corner of Lots Nos. 39 and 40; thence along said line, northerly 149.8 feet to the beginning.

Being the same property conveyed to Norman Riley and wife, Rose Riley by deed from Everett F. Hoffman and wife, Corinne P. Hoffman, of record in Book 2195, page 3, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 16 day of August, 1955.

Norman Riley

Rose Riley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Hayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named Norman Riley and wife, Rose Riley, 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, the 16 day of August, 1955.

Hayne Hammontree
Notary Public

My commission expires: 10-16-56

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