K 2448

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS **DOLLARS**
AND OTHER GOOD AND VALUABLE CONSIDERATION AND THE ASSUMPTION OF THE OBLIGATION SET OUT IN A DEED OF TRUST EXECUTED BY JOHN W. LANGSTON AND WIFE TO MILLER KIMBROUGH, TRUSTEE, OF RECORD IN BOOK 2379, PAGE 333, TO SECURE KIMBROUGH PHILLIPS COMPANY, ONE NOTE DATED FEBRUARY 17, 1955 FOR $10,850.00 WITH INTEREST AT 4½% PER ANNUM.

WE/ JOHN W. LANGSTON AND WIFE, ALICE C. LANGSTON **have bargained and sold, and by these presents do transfer and convey unto the said** THOMAS V. TYREE AND WIFE, GEORGIE S. TYREE
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. 7 ON THE MAP OF BAXTER HEIGHTS, AS OF RECORD IN BOOK 2083, PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 82.42 FEET ON THE WEST SIDE OF HILLTOP AVENUE AND RUNS BACK BETWEEN LINES 263.34 FEET ON THE NORTH LINE, AND 177.77 FEET ON THE SOUTH LINE TO A DEAD LINE WHICH IS 50 FEET EAST OF THE CENTER LINE OF THE NORTH BOUND MAIN TRACT OF THE L. & N. RAILROAD ON WHICH DEAD LINE MEASURES 218.8 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN W. LANGSTON AND WIFE, ALICE C. LANGSTON BY DEED FROM CHARLES PHILLIPS, ET AL, OF RECORD IN BOOK 2343, PAGE 551, 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 THOMAS V. TYREE AND WIFE, GEORGIE S. TYREE **heirs and assigns, forever.**

And WE **do covenant with the said** THOMAS V. TYREE AND WIFE, GEORGIE S. TYREE **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 THE ABOVE RECITED ASSUMED OBLIGATION.

And WE, JOHN W. LANGSTON AND WIFE, ALICE C. LANGSTON **do further covenant and bind** OURSELVES, OUR **heirs and representatives, to warrant and forever defend the title to the said land to the said** THOMAS V. TYREE AND WIFE, GEORGIE S. TYREE **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness OUR **hands this** 2ND **day of** September, 19 55

John W. Langston
Alice C. Langston

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. C. Swanson, **a Notary Public in and for said County and State, the within named** John W. Langston and wife Alice C. Langston **the bargainor, 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 office, this 2 **day of** September, 19 55

Commission expires 1-26-59

W. C. Swanson
Notary Public

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