BK 2454

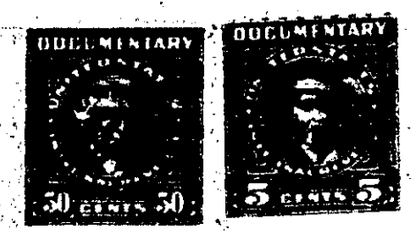
WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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cash in hand paid by the grantee herein, and other good and valuable considerations, the 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 in the original amount of $9,750.00, dated August 28, 1953, executed by the grantors herein, payable to Guaranty Mortgage Company of Nashville, with interest at 4½% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 2215, page 261, Register's Office for Davidson County, Tennessee,

we, William Howard Sloan and wife, Ruby Sloan



have bargained and sold, and by these presents do transfer and convey unto the said William Bernice Young, his

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

Being Lot No. 154 on the Map of Cloverhill, Section No. 1, as of record in Book 2083, page 38, Register's Office for said County.
Said Lot No. 154 fronts 70 feet on the south side of McCampbell Road and runs back between lines, 155 feet on the west line and 163.33 feet on the east line to a dead line in the rear on which it measures 70.49 feet.
Being the same property conveyed to William Howard Sloan and wife, Ruby Sloan, by deed from H. H. Richardson and wife, of record in Book 2195, page 407, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1583, page 423, and in Book 2145, page 262, 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 William Bernice Young, his heirs and assigns, forever.

And we do covenant with the said grantee 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 hereinabove set out.
And we, William Howard Sloan and wife, Ruby Sloan,
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, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of October 19 55

William Howard Sloan
William Howard Sloan

Ruby Sloan
Ruby Sloan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. D. Richardson, a Notary Public in and for said County and State, the within named William Howard Sloan and wife, Ruby Sloan

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 Nashville, Tennessee, this 14th day of October, 19 55

Commission expires April 23, 1958

H. D. Richardson
Notary Public

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