BOOK 2492

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00) -

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cash in hand paid by Mary P. Hartnett, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the further consideration of the assumption by the said Mary P. Hartnett of an indebtedness in the amount of $5600.62 due First American National Bank as evidenced by a deed of trust executed by J. O. Foxall and wife, to G. P. Cole, Jr., Trustee, as of record in Book 1871, page 457, Register's Office for Davidson County, Tennessee,
we, J. O. FOXALL AND WIFE, WILLIE E. FOXALL

have bargained and sold, and by these presents do transfer and convey unto the said MARY P. HARTNETT, 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. 5 on the Map of Section One, Forest Acres Subdivision, as of record in Book 1130, page 104, Register's Office for said County.

Said LOT NO. 5 fronts 152.56 feet on the north side of Forest Acres Drive and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to F. O. Foxall and wife, Willie E. Foxall, by deed from Paul Monasco and wife, as of record in Book 1813, page 611, said Register's Office.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above descrived property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary P. Hartnett, her heirs and assigns, forever.

And we do covenant with the said Mary P. Hartnett 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 stated and taxes for 1956 which have been prorated and are assumed by the grantee herein.

And we, J. O. Foxall and wife, Willie E. Foxall do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary P. Hartnett, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of February 1956.

J. O. Foxall (signature)
J. O. Foxall

Willie E. Foxall (signature)
Willie E. Foxall

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Geneva Springer, a Notary Public in and for said County and State, the within named J. O. Foxall and wife, Willie E. Foxall

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 February, 1956

Commission expires Feb 9, 1957 — Geneva Springer (signature), Notary Public

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