K 2497

For and in consideration of the sum of $ 15,721.53

---------FIFTEEN THOUSAND SEVEN HUNDRED TWENTY-ONE AND 53/100-- DOLLARS

of which $3,000.00 has been paid in cash by the grantees herein, the receipt of which is hereby acknowledged, and for the remainder the grantees assume and agree to pay the remaining unpaid balance of $12,721.53, of a note in the original amount of $13,800.00, dated April 13, 1953, executed by Edward Peyton Johnson and wife, payable to Fidelity Federal Savings & Loan Association, with interest at 4% per annum, both principal and interest payable in monthly installments of $72.86, and secured by a deed of trust of record in Book 2174, page 623, Register's Office for Davidson County, Tennessee,

I, Ruth G. Holmes, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Fred M. Stewart, Jr. and wife, Jane Stewart, 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. 233, on the Map of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County. Said Lot No. 233 fronts 93 feet on the west side of McGavock Pike and runs back between parallel lines 307 feet to a dead line.
BEING the same property conveyed to Ruth G. Holmes, by deed from Edward Peyton Johnson and wife, of record in Book 2398, page 55, said Register's Office, said property conveyed to said Ruth G. Holmes, for her sole and separate estate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred M. Stewart, Jr. and wife, Jane Stewart, their

heirs and assigns, forever.

And I do covenant with the said grantees

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by the taxes, 1956, which the grantees assume and agree to pay, and as hereinabove set out.

And I, the grantor herein, a widow

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21st day of March, 1956.

Ruth G. Holmes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Ruth G. Holmes, a widow

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this 21 day of March, 1956

My commission expires April 23, 1958

[illegible]
Notary Public

WARRANTY DEED

G-108112 dh FROM RUTH G. HOLMES, A WIDOW

91006

TO FRED M STEWART, JR. ET UX

REGISTRAR'S OFFICE
PLEASE PUT IN NAME, TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of MAR A.D. 1956 at 12 o'clock M.
Noted in Book 56 Page 240
Recorded in Book Page
Recording fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

MEMORY

G 241