K 2497

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 grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balance of a note in the original amount of $8,750.00, dated October 11, 1954, executed by the grantors herein, payable to Murphree Mortgage Company, with interest at 6% 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 2347, page 373, Register's Office for Davidson County, Tennessee, said debt having been assigned to East River Savings Bank, by an instrument of record in Book 2355, page 73, said Register's Office,

we, Donald E. Clifford and wife, Joan H. Clifford,

have bargained and sold, and by these presents do transfer and convey unto the said Rufus Elijah Long and wife, Eleanor R. Long, their

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

Being Lot No. 168 on the Plan of Section "B", Village of Old Hickory, of record in Book 1428, page 67, Register's Office for said County, and described as follows:
BEGINNING at a point in the easterly margin of Clarke Street, at the common corner of Lots 167 and 168; thence with the margin of said Street, southerly 62.2 feet to the beginning of a curve; thence along said curve, southeasterly 35.7 feet to a point on the north margin of Fourteenth Street; thence with the margin of said Street easterly 7? feet to a point, the comman corner of Lots 168 and 169; thence with the line between said lots, northerly 62.2 feet to the corner of Lots 166 and 167; thence with the line between said lots, westerly 80.? feet to the beginning.
Being the same property conveyed to Donald E. Clifford and wife, Joan H. Clifford, by deed from Johnie Adair and wife, of record in Book 2[illegible], page [illegible], Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging to the said Rufus Elijah Long and wife, Eleanor R. Long, their

heirs and assigns, forever.

And we do covenant with the said grantees

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 by 1956 taxes, which the grantees assume and agree to pay.
And we, the grantors herein,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their

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

Witness our hand s this 26th day of March, 19 56.

Donald E. Clifford
Donald E. Clifford

Joan H. Clifford
Joan H. Clifford

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named Donald E. Clifford and wife, Joan H. Clifford

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 26th day of March, 19 56

Commission expires July 11th, 1958.

Nancy Junius Hicks
Notary Public

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