K 2537





WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- DOLLARS

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 herein assume and agree to pay the remaining unpaid balance of a note in the original amount of $12,000.00, dated January 4, 1951, executed by the grantor herein, payable to Fidelity Federal Savings & Loan Association, with interest at 5% per annum, both principal and interest payable $110.99 monthly, and secured by a deed of trust of record in Book 1928, page 99, Register's Office for Davidson County, Tennessee. By an instrument of record in Book 2457, page 229, said Register's Office, the balance of the above debt was extended to $8,162.15, which includes an advance of $3800.00, with the same rate of interest and monthly payments,

I, Owen Gaines, a widower

have bargained and sold, and by these presents do transfer and convey unto the said Edward L. Gray and wife, Elsie R. Gray, 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. 16 on the Map of R. D. Stanford's Subdivision of the Lannon Property of record in Book 547, page 186, Register's Office for said County, and being a lot north of the same being a part of the Lannon Lands called Lot 17-A in deeds and described together as follows:

BEGINNING at a point in the easterly margin of Fairway Drive at the corner of Lots 15 and 16; thence with the line between said lots, easterly 320 feet to a point; thence northerly passing an iron pin at 183.6 feet a total distance of 200 feet to the southeast corner of the land conveyed to Gillock L. Mabry by deed of record in Book 1807, page 128, said Register's Office; thence with Mabry's south line north 85° 30' west 320.7 feet to an iron pin in the east margin of Fairway Drive; thence with the margin of the same southerly 200 feet, more or less, to the point of beginning.

Being the same property conveyed to Owen Gaines and wife, Annie Pearle Gaines, by two deeds from R. D. Stanford and wife, of record in Book 1142, page 592, and in Book 1019, page 283, said Register's Office, the said Annie Pearle Gaines having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward L. Gray and wife, Elsie R. Gray, 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 as hereinabove set out, and by 1956 taxes, which the grantees assume and agree to pay.

And I, Owen Gaines, a widower

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 30th day of April, 1956.

Owen Gaines

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ralph W. Heatley, a Notary Public in and for said County and State, the within named Owen Gaines, a widower

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1956

My Commission Expires Oct. 24, 1959

Commission expires

Ralph W. Heatley
Notary Public

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