K 2537

WARRANTY DEED

For and in consideration of the sum of $ 6,813.67----------

Six Thousand Eight Hundred Thirteen and 67/100---------- DOLLARS

of which Three Hundred Ninety Five and no/100 ($ 395.00) has been paid in cash by Ivon L. Hayes and wife, Beula Massie Hayes, receipt of which is hereby acknowledged, and for the remainedr the said Ivon L. Hayes and wife, Beula Massie Hayes assume and agree to pay a first mortgage to Lucis Leftwich, Jr. Trustee, of record in Book 2456, Page 301, Register's Office for Davidson County, Tennessee, said mortgage has as of this date an unpaid balance of $ 6,418.67 payable to Fidelity Federal Savings and Loan Association of Nashville at the rate of $ 49.00 per month, which includes principal, interest, taxes and insurance. Mallernee Realty Company, Inc. have bargained and sold, and by these presents do transfer and convey unto the said Ivon L. Hayes and wife, Beula Massie Hayes their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southwesterly part of Lot No. 18 on the Map of C. C. Vernon Farms, as of record in Book 161, Page 166, Register's Office for said County, described according to a survey made by Morris H. Hickerson, Surveyer, July 29,1954, as follows:

Beginning at a railroad spike at the northeast corner of Lenox Street, and Osceola Avenue being the southwest corner of said lot No. 18; running with the east margin of Osceola Avenue, north 14 deg. 128.1 feet to an iron pin; thence north 69 deg. 15 min. east 58.4 feet to a stake in the fence line said fence line being E. H. Soapes property line, Book 1392 Page 208, said Register's Office; running thence south 20 deg. east with fence line and E. H. Soapes property line 125 feet t a R.R. spike in the north margin of Lenox Avenue; thence south 69 deg. 15 min. west 68 feet to the point of beginning.

Being the same property conveyed to Mallernee Realty Company, Inc., by deed from Emmitt D. Marsh as of record in Book 2536, Page 615, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ivon L. Hayes and wife, Beula Massie Hayes their heirs and assigns, forever.

And Mallernee Realty Company, Inc. do covenant with the said Ivon L. Hayes and wife, Beula Massie Hayes that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for above stated.

And Mallernee Realty Company, Inc. do further covenant and bind itself and its successors and representatives, to warrant and forever defend the title to the said land to the said Ivon L. Hayes and wife, Beula Massie Hayes their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness xxx hand this 1st. day of May, 19 56.

Mallernee Realty Company, Inc.

By: D. E. Mallernee Pres.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this _____ day of _____, 19____

Commission expires _____

Notary Public

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