K 2548

WARRANTY DEED

For and in consideration of the sum of - - - - - - ($10.00) - - - - - - - - - -
Ten and No/100 - DOLLARS
Cash in hand paid by Claude W. Griffin and wife, Mary Jane Griffin, and the execution of a note of even date herewith in the principal sum of $70.00, payable at the rate of $10.00 per month; the first payment being due and payable on August 17, 1956; said note executed by the grantees herein and payable to the order of Marie Hunter, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, James E. Hunter and wife, Marie Hunter, have bargained and sold, and by these presents do transfer and convey unto the said Claude W. Griffin and wife, Mary Jane Griffin, 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. 37 of Block "I" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for said County.

Said Lot No. 37 fronts 60 feet on the southerly side of Emmett Avenue and runs back 281 feet, more or less, on the westerly line and 300 feet, more or less, on the easterly line, to a point in Gibson Creek and measures 60 feet on said rear line.

Being the same property conveyed to James E. Hunter and wife, Marie Hunter, by deed from Rodney Glenn Swann, Sr., and wife, Thelma Lee Swann, of record in Book 2290, page 269, 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 Claude W. Griffin and wife, Mary Jane Griffin, their heirs and assigns, forever.

And we do covenant with the said Claude W. Griffin and wife, Mary Jane Griffin, 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 for restrictions in Book 841, page 268, said Register's Office, and the indebtedness owing Murphree Mortgage Company, of record in Book 2305, page 423, RODC, Tenn.

And we, James E. Hunter and wife, Marie Hunter, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Claude W. Griffin and wife, Mary Jane Griffin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of July, 1956.

James E. Hunter

Marie Hunter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary T. Elder, a Notary Public in and for said County and State, the within named James E. Hunter and wife, Marie Hunter, 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 office, this 19 day of July, 1956.

Commission expires 7-22-58

Mary T. Elder
Notary Public

FULL RELEASE
Sept. 11 1956

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