K 2549

G-5517

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of - - - Ten and No/100 - - - DOLLARS ($10.00),

cash in hand paid by Wiley D. Taylor and wife, Frances S. Taylor, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for further consideration the said Wiley D. Taylor and wife, Frances S. Taylor, have assumed and agree to pay an indebtedness of $9,426.75, which indebtedness is the present unpaid principal balance of one note dated February 1, 1954, in the original principal sum of $10,000.00, and is secured by a deed of trust executed by James T. Jones and wife, Mary M. Jones, to Calvin Cockrill, Trustee, of record in Book 2233, page 525, Register's Office for Davidson County, Tennessee,

EDD T. LANCASTER and wife, BETTE C. LANCASTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

WILEY D. TAYLOR and wife, FRANCES S. TAYLOR,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on the Map of Section One Revised, Crieve Hall Estates, as of record in Book 1855, pages 122, 123 and 124, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Barrywood Drive at the corner of Lots Nos. 3 and 4; thence westerly with said Drive 155 feet to a concrete monument at the beginning of a curve; thence around said curve in a southwesterly direction 39.43 feet to a concrete monument in the easterly margin of Regent Drive; thence with the margin of said Drive southerly 150 feet to the corner of Lots Nos. 4 and 5; thence easterly with the line between said Lots 174.2 feet to the corner of Lots Nos. 3 and 4; thence with the line between said Lots northeasterly 188 feet to the point of beginning.

Being the same property conveyed to Edd T. Lancaster and wife, Bette C. Lancaster, by deed from James T. Jones and wife, Mary M. Jones, of record in Book 2498, page 542, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as stated hereinabove, and has taxes which have been prorated and assumed by the Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 22 day of August, 195 4.

Edd T. Lancaster

Bette C. Lancaster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Edd T. Lancaster and wife, Bette C. Lancaster, 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, the 22 day of August, 195 4.

Clinton M. Tillman, Jr.
Notary Public

My commission expires: 11-2-[illegible]

G 35