K 2549

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

For and in consideration of the sum of TEN & NO/100********** ********** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption by JESSE F. BROWN, unmarried, of the principal balance now due on a certain note, in the original amount of $4,500.00, dated July 19, 1955, secured by a deed of trust executed by Clyde B. Hughes and wife, Mary E. Hughes, to E. A. Goodloe, Trustee, of record in Book 2426, page 61, Register's Office for Davidson County, Tennessee.

J. R. STAGNER and wife, ELLA C. STAGNER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JESSE F. BROWN, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map showing T. I. Ward's Re-subdivision of certain lots in Williams and Hayes Company's Belleview Plan of Lots, of record in Book 974, page 48, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the easterly side of Montgomery Street and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to J. R. Stagner and wife, Ella C. Stagner by deed from Clyde B. Hughes and wife, Mary E. Hughes, of record in Book 2443, page 189, said Register's Office.

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.

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 21 day of May, 1956

J. R. Stagner

Ella C. Stagner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. R. Stagner

the bargainor(s), 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, the 21st day of May, 1956

My commission expires: October 1st, 1956

Notary Public

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