K 2590

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00 Ten & No/100 - **DOLLARS**

Cash in hand paid, receipt of which is hereby acknowledged, other good and valuable considerations and the assumption of $8572.41, as set out in deed of trust executed by Alvin A.Mayer and wife, Mary Louise Mayer to E.A.Covington, Trustee, of record in Book 2458, page 253, said Register's Office, to secure to Security Federal Savings & Loan Association one note, dated September 2, 1955, for the principal sum of $8750.00.

We, Alvin A.Mayer and wife, Mary Louise Mayer

have bargained and sold, and by these presents do transfer and convey unto the said Frank Alley Sr. and wife, Elma Alley

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot Nos. 274, 273, and the easterly 8 feet of Lot No.272 on the Final Plat of Joywood Heights, Section 11, as of record in Book 1130, pages 92 and 93, Register's Office for said County.

Said Lot No. 274, 273 and the easterly 8 feet of Lot No.272 front 128 feet on the northerly margin of Dellway Avenue and run back between lines, 224.8 feet on the westerly line and 238.3 feet on the easterly line, to a dead line in the rear measuring 128.6 feet thereon.

Being the same property conveyed to Alvin A.Mayer and wife, Mary Louise Mayer, by deed from Roy A.Jordan and Forrest B.Tolbert, of record in Book 2450, page 311, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 1373, page 98, said Register's Office.

The Plan of record in Book 1130, pages 92 and 93, said Register's Office, shows an Owner's Certificate, a 30-foot setback line from Dellway Drive, and a 10-foot easement for ublic utilities across the rear(north) line of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank Alley Sr. and wife, Elma Alley their heirs and assigns, forever.

And we do covenant with the said Frank Alley Sr. and wife, Elma Alley 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 as set out above

And we, Alvin A.Mayer and wife, Mary Louise Mayer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank Alley Sr. and wife, Elma Alley their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7 day of August, 1956.

Alvin A. Mayer

Mary Louise Mayer

STATE OF TENNESSEE
[illegible] County

[illegible] appeared before me, Herbert N. Jordan, **a Notary Public in and for [illegible] State, the within named** Alvin A. Mayer and wife Mary Louise Mayer

the [illegible] with whom I am personally acquainted, and who acknowledged that they **[illegible] instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this** 7th **day of** Aug **19**56.

Commission expires July 30, 1960

Herbert N. Jordan
Notary Public

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