K 2590

WARRANTY DEED — Form 102 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees herein, assume and agree to pay the remaining unpaid balance of a note in the original amount of $5,700.00, dated September 6, 1946, executed by James Hill Maxwell and wife, payable to Guaranty Mortgage Company of Nashville, with interest as set forth in note, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 1185, page 337, Register's Office for Davidson County, Tennessee, and re-recorded in Book 1495, page 77, said Register's Office, said debt having been assigned to The Prudential Insurance Company of America, by an instrument of record in Book 1375, page 111, said Register's Office,

we, Jack Samuel Olvey and wife, Cleo Nell Keith Olvey,

have bargained and sold, and by these presents do transfer and convey unto the said CLARENCE HENRY MARSHALL, Jr. and wife, DOLORES A. MARSHALL, 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. 99 of Block "H" on the Map of Section II, Crolywood Subdivision, of record in Book 1140, page 109, Register's Office for said County.
Said Lot No. 99 fronts 60 feet on the north side of Patton Avenue and runs back between lines, 154.5 feet on the west line and 154.9 feet on the east line to a dead line in the rear on which it measures 60 feet.
Being the same property conveyed to Jack Samuel Olvey and wife, Cleo Nell Keith Olvey, by deed from Tillman Maxwell and wife, of record in Book 1960, page 241, 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 said Clarence Henry Marshall, Jr. and wife, Dolores A. Marshall, their heirs and assigns, forever.

And we do covenant with the said grantees 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 by 1946 taxes, which the grantees herein assume and agree to pay, and as hereinabove set out.

And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 9th day of August, 19 46.

Jack Samuel Olvey

Cleo Nell Keith Olvey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John W. C. Smith, a Notary Public in and for said County and State, the within named Jack Samuel Olvey and Cleo Nell Keith Olvey, 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 9th day of August, 1946.

John W. C. Smith
Notary Public

Commission expires: November 9, 1946

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