K 2590

WARRANTY DEED Form 106-2 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100----------DOLLARS

Cash in hand paid by the grantee herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantee herein assumes and agrees to pay the remaining unpaid balance of a note dated Dec. 21, 1955, executed by the grantors herein, payable to Collateral Investment Company, for the original sum of $9,500.00, with interest at 4½% per annum, both principal and interest payable $52.81 monthly, beginning Jan. 1, 1956, balance due Dec. 1, 1980, and secure by deed of trust of record in Book 2474, page 113, Register's Office for Davidson County, Tennessee, said debt having since been assigned to Flushing Federal Savings & Loan Association, by an instrument of record in Book 2522, page 501, said Register's Office.,

We, Leo Gonz les and wife, Marie M. Gonzales,

have bargained and sold, and by these presents do transfer and convey unto the said Irene Miles

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

Being the south part of the east part of Lot No. 42 andthe north part of the east part of Lot No. 47 on the Map of W. T. Hayes' Plan of Large Lots, called "Rokeby," as of record in Book 21, page 27, Register's Office for said County; also being part of a lot marked "Lewis Baxter," and part of Lot 110 feet 8 inches, on the Map of Lewis Baxter, Trustee's Subdivision of the East part of Lot 47 and South part of Lot 42 of said W. T. Hayes' Plan of Large Lots, as of record in Book 332, page 114, said Register's Office.

Said parts of said lots adjoin and front together 41 feet 8 inches on the westerly side of 16th Avenue South, formerly Belmont Avenue and run back between parallel lines 152. feet to an alley.

Being the same property conveyed to Leo Gonzales and wife, Marie M. Gonzales, by deed from W. W. Yearyin and wife, of record in Book 2474, page 565, 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 Irene Miles

her heirs and assigns, forever.

And we do covenant with the said Irene Miles

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 herein above set out and by 1956S.&C./, which the grantee herein assumes and agrees to pay.

And we, the grantors

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee herein

her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 31 day of August, 19 56

Leo Gonzales

Marie M. Gonzales

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Leo Gonzales and wife, Marie M. Gonzales

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 31st day of August, 19 56

Commission expires June 22, 1958

[illegible]
Notary Public

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