K 2592

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), and other good and valuable considerations, cash in hand paid by Jack W. Anderson and wife, Joan Berry Anderson, the receipt of which is hereby acknowledged, and in further consideration of the said Jack W. Anderson and wife, Joan Berry Anderson assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Charles E. Lackey and wife, Virginia G. Lackey, to E. A. Goodloe, Trustee, of record in Book 2259, page 323, Register's Office for Davidson County, Tennessee, given to secure payment of one note dated April 29, 1954, in the principal sum of $7,000.00, payable to the order of Home Federal Savings and Loan Association of Nashville in monthly installments of $46.70 each, including principal and interest at the rate of 4½% per annum and a service fee of ½% per annum, beginning June 1, 1954.

We, Charles Everett Lackey and wife, Virginia Gartner Lackey

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jack W. Anderson and wife, Joan Berry Anderson

herein-after 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. 8 and the westerly 25 feet of Lot No. 7 of Block "E" on the Map of Broadmoor, as of record in Book 547, pages 161 and 162, Register's Office for said County.
Said Lot No. 8 and part of Lot No. 7 adjoin and front together 75 feet on the northerly side of Gwynn Drive and run back between parallel lines 150 feet to a dead line in the rear.
Said Lot No. 8 being the same property conveyed to Charles E. Lackey and wife, Virginia G. Lackey, by deed from Stack Homes, Incorporated, of record in Book 1856, page 425, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 7 being the same property conveyed to Charles Everett Lackey and wife, Virginia Gartner Lackey, by deed from Dee Cliffe Traylor and wife, Annie Walker Traylor, of record in Book 1633, page 579, Register's Office for Davidson County, Tennessee.

(Charles Everett Lackey and wife, Virginia Gartner Lackey, are the same as Charles E. Lackey and wife, Virginia G. Lackey)

To have and to hold the said tract or parcel of land with the appurtenances or hereditaments 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 unincumbered, with exception of before mentioned Deed of Trust.

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 forever against the lawful claims of all persons.

Witness the hand of the Grantor on the day and year first above written. The singular number shall be applicable to any number and the masculine to all genders.

In witness whereof, the Grantor has hereunto set his hand on the 29th day of August, 19 54

Charles Everett Lackey
Charles Everett Lackey
Virginia Gartner Lackey
Virginia Gartner Lackey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Phillip E. Cole, a Notary Public of said County and State, personally appeared to me known, Charles Everett Lackey and wife, Virginia Gartner Lackey

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 29th day of August, 1954. Phillip E. Cole
Notary Public

My commission expires: July 24, 1957

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