K 2600

$13,250.00

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $13,250.00- - - - - - - - - - - - - - - -

THIRTEEN THOUSAND TWO HUNDRED & FIFTY & NO/100- - - - - - - - - - - - - - DOLLARS

paid and to be paid by Clell Delois Downey and wife, Marjorie Dean Downey, as follows:

$72.21 cash in hand paid, receipt of which is acknowledged, and for the remainder of $13,177.79 representing the principal unpaid balance and interest to date on a note by the Grantors herein, payable to Guaranty Mortgage Co. of Nashville in monthly installments of $73.67 each, including interest at 4½%; the said Clell Delois Downey and wife, Marjorie Dean Downey, do agree, as evidenced by their acceptance of this instrument, to assume payment of said indebtedness to the lawful holder, or holders, of said note; we, John L. Goodwin and wife, Lois Goodwin, - - - -

Above note secured by deed of record in Book 2517, page 465, RODC, Tenn.

have bargained and sold, and by these presents do transfer and convey unto the said CLELL DELOIS DOWNEY AND WIFE, MARJORIE DEAN DOWNEY, 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. 64 on the Plan of Marlin Meadows, Section IV, as of record in Book 2133, pages 66 and 67, Register's Office for said County.

Said lot fronts 100 feet on the southerly side of Evergreen Trail and runs back 213.6 feet on the west line and 209.1 feet on the east line to a dead line in the rear, measuring 100.1 feet thereon.

Being the same property conveyed to John L. Goodwin and wife, Lois Goodwin, by deed from Edward E. Marlin and wife, of record in Book 2537, page 47, Register's Office for said County.

Included in this conveyance is the transfer of all funds held in escrow by the loaning agency servicing above mentioned note to the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clell Delois Downey and wife, Marjorie Dean Downey, their heirs and assigns, forever.

And we do covenant with the said Clell Delois Downey and wife, Marjorie Dean Downey, 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, excepting note above mentioned and current taxes; payment of each being specifically assumed by Grantees.

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 Clell Delois Downey and wife, Marjorie Dean Downey, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of August, 1956.

John L. Goodwin

Lois Goodwin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named John L. Goodwin and wife, Lois Goodwin, the bargainor, 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 Madison, Tennessee, this 31st day of August, 1956

Commission expires: April 26, 1958

W. H. Landis
Notary Public

PG 89