K 2633

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — 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 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 balances of two notes as follows: one note being in the original amount of $8,000.00, the balance of which is $6,799.50, dated June 13, 1952, executed by the grantors herein, payable to Nashville Mortgage & Realty Company, with interest at 5% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 2111, page 365, Register's Office for Davidson County, Tennessee, said debt having been assigned to The Lincoln National Life Insurance Company; by an instrument of record in Book 2170, page 317, said Register's Office; and the other note being in the original amount of $2700.00, the balance of which is $1,907.54, dated June 14, 1952, payable in 60 monthly installments, 59 for $25.37 each, and one for $1708.50, including interest at 6% per annum, and payable to Sybil B. Ridings, executed by the grantors herein, and secured by a deed of trust of record inBook 2111, page 563, Register's Office for Davidson County, Tennessee,
we, James Durward Stroud and wife, Mabel Nola Stroud,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES T. BINNS, SR. AND WIFE, LENA MOSS BINNS, 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. 16 on the Map of the Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for said County.
Said Lot No. 16 fronts 75 feet on the southerly side of Draughon Avenue and runs back between lines, 150 feet on the easterly line and 154.6 feet on the westerly lin to the northerly line of Lot 18 on which it measures 75 feet.
Being the same property conveyed to James Durward Stroud and wife, Mabel Nola Stroud by deed from Sybil B. Ridings, a widow, of record in Book 2085, page 339, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1113, page 296, 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 James T. Binns, Sr. and wife, Lena Moss Binns, their

heirs and assigns, forever.

And we do covenant with the said grantees herein,

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 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 hands this 4 day of January, 19 57

James Durward Stroud

Mabel Nola Stroud

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. W. Carney, a Notary Public in and for said County, the within named James Durward Stroud and wife, Mabel Nola Stroud

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 4 day of January, 19 57

Commission expires February 24, 1957

L. W. Carney
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE TITLE COMPANY

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