BK 2635

WARRANTY DEED

For and in consideration of the sum of $10.00

----------Ten and No/100----------**DOLLARS**

Cash in hand and other good and valuable considerations paid to us by Walter Lee Arnold & Wife, Viola P. Arnold. The receipt of which is hereby acknowledfed and in addition this conveyance is made subject to the hereinafter described indebtness to wit: Deed of Trust to Louis R. Linx, Trustee of record in Book 2380, page 537, said Register's Office, Davidson County to Secure a note in the principal sum of $6,800.00, the unpaid balance of said note to First Federal Savings&Loan

Roy R. Spann & wife, Clara L. Spann **have bargained and sold, and by these presents do transfer and convey unto the said** Walter Lee Arnold and wife, Viola P. Arnold their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being the south 50 feet of the north 100 feet of the west 160 feet of Lot No. 1 on the Map of Spring Park Subdivision, as of record in Book 57, page 134, Register's Office for said County.

Said part of said lot fronts 50 feet on the east side of South 13th Street, and runs back between parallel lines, parallel to and 100 feet north of Fatherland Street, 160 feet to an alley.

Being the same property conveyed to Roy R. Spann and wife, Clara L. Spann, by deed from A. D. Hewlett and Charles G. Anderton, of record in Book 2344, page 561, 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 Walter Lee Arnold and wife, Viola P. Arnold their **heirs and assigns, forever.**

And we **do covenant with the said** Walter Lee Arnold and wife, Viola P. Arnold **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.**

And we, Roy R. Spann and wife, Clara L. Spann **do further covenant and bind** ourselves/ ourheirs **and representatives, to warrant and forever defend the title to the said land to the said** Walter Lee Arnold and wife, Viola P. Arnold their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 19th day of January, 19 57

Roy R. Spann

Clara L. Spann

STATE TAX
Davidson County
DAVIDSON COUNTY

Personally appeared before me, James H. Brewer, **a Notary Public in and for the County of Davidson, the within named** Roy R. Spann and wife, Clara L. Spann

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 office, this 19th **day of** January, 1957

Commission expires January 30, 1960

James H. Brewer
Notary Public

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