K 2637

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $7,551.69

Seventy Five Hundred Fifty One and 69/100 - - - - - - - - - - - - - - -**DOLLARS**

of which sum, **$1,500.00** has been paid in cash by Sherman L. Sherrill and wife, Maxine Sherrill, the receipt of which is hereby acknowledged, and for the balance in the sum of $6,051.69, the grantees assume two loans:

(1) Secured by deed of trust to Herschel Greer, Trustee, of record in Book 1622, page 455, R.O.D.C., Tennessee, to secure payment of a note in the principal sum of $7,200.00, plus interest, owing to Guaranty Mortgage Company of Nashville.

(2) Secured by deed of trust to Herschel Greer, Trustee, of record in Book 1651, page 115, R.O.D.C., Tennessee, to secure payment of a note in the principal amount of $800.00, plus interest, owing to Guaranty Mortgage Company of Nashville.

We, Jack R. Perry and wife, Louise A. Perry

have bargained and sold, and by these presents do transfer and convey unto the said Sherman L. Sherrill and wife, Maxine Sherrill, 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 Lot No. 228, Block 4 on the Map of Cumberland Terrace, Part 1, as of record in Book 1424, page 49, Register's Office for said County.

Said Lot No. 228 fronts 75 feet on the westerly side of Martingale Drive, and runs back 157.3 feet on the northerly line and 164 feet on the southerly line, to a dead line, measuring 78 feet thereon.

Being the same property conveyed to Jack R. Perry and wife, Louise A. Perry, by deed from John M. Bomar et ux, Hazel R. Bomar, of record in Book 2045, page 591, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sherman L.Sherrill and wife, Maxine Sherrill their **heirs and assigns, forever.**

And we **do covenant with the said** Sherman L. Sherrill and wife, Maxine Sherrill **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.** 1957 taxes to be assumed by the purchasers.

And we, Jack R. Perry and wife, Louise A. Perry **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Sherman L. Sherrill and wife, Maxine Sherrill their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 8th **day of** February, **19** 57

Jack R. Perry

Louise A. Perry

PG 389