K 2646

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100

($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantee, Mattye Belle Cox, has assumed and agreed to pay the balance of a note dated March 29, 1956, in the original principal amount of $6,500.00, payable to Fidelity Federal Savings and Loan Association in monthly installments of $53.17 each, including principal, interest at the rate of 4½% per annum, and service fee at the rate of 1% per annum, and secured by a deed of trust to Louis Leftwich, Jr., Trustee, of record in Book 2513, page 11, Register's Office for Davidson County, Tennessee,

we, Porter F. Harlan and wife, Josephine Harlan, have bargained and sold, and by these presents do transfer and convey unto the said Mattye Belle Cox, to her sole and separate use free from the marital claims of her present or any future husband, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 21 on the Plan of M. N. Young's Inglewood Annex, of record in Book 547, page 197, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the northerly side of Norvel Avenue, and runs back 133 feet 5 inches on the easterly line and 134 feet 5 inches on the westerly line to a dead line and measures 50 feet thereon.

Being the same property conveyed to Porter F. Harlan and wife, Josephine Harlan, by desd from William B. Schenk and wife, Ursula M. Schenk, of record in Book 2498, page 271, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 853, page 370, 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 Mattye Belle Cox, her heirs and assigns, forever.

And we do covenant with the said Mattye Belle Cox 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 set out above and 1957 property taxes which are prorated and assumed by the grantee.

And we, Porter F. Harlan and wife, Josephine Harlan, do further covenant, and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mattye Belle Cox, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of May, 1957

Porter F. Harlan

Josephine Harlan



PG 283