K 2646

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------

TEN AND NO/100---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; for a further consideration Claude H. Sexton Jr., and wife, Mary S. Sexton, assume and agree to pay the remaining unpaid balance on a note in the original amount of $3,000.00, dated December 16, 1952, executed by R. B. Elizer and wife, to Louis Leftwich, Jr., payable in monthly installments of $29.28 each including principal and interest at rate of 6% per annum, and secured by deed of trust of record in Book 2159, page 511, Register's Office for Davidson County, Tennessee.

we, R. B. Elizer and wife, Mary S. Elizer

_____ have bargained and sold, and by these presents do transfer and convey unto the said Claude H. Sexton Jr., and wife, Mary S. Sexton

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. 7 on the Map of the Ramsey-Elizer Resubdivision of the Dabbs and Elliott Subdivision, Section 18, as of record in Plat Book 2083, page 5, Register's Office for said County.

Said Lot No. 7 is described as follows: Beginning at a point on the northerly side of 32nd Street at the common corners of Lots Nos. 6 and 7; thence in a northerly direction on the line between two said lots, 74.5 feet to the common corner of Lots 5, 6, 7 and 8; thence in a westerly direction along the line between Lots Nos. 7 and 8, 150 feet to the easterly margin of Payne Avenue; thence in a southerly direction along the easterly margin of Payne Avenue, 54.5 feet to a point; thence continuing around a curve in a southerly and easterly direction 31.4 feet to a point on the northerly margin of 32nd Street; thence in an easterly direction along the northerly margin of 32nd Street, 130 feet to the point of beginning.

Being the same property conveyed to R. B. Elizer and wife, Mary S. Elizer, by deed from D. W. Riley and wife, Mary F. Riley, of record in Book 2645, page 427, 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 Claude H. Sexton, Jr. and wife, Mary S. Sexton their heirs and assigns, forever.

And we do covenant with the said Claude H. Sexton Jr., and wife, Mary S. Sexton 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 for herein mentioned loan and 1957 taxes which have been pro-rated and assumed by Buyers.

And we, R. B. Elizer and wife, Mary S. Elizer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Claude H. Sexton, Jr. and wife, Mary S. Sexton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 8th day of May, 1957

R B Elizer

Mary S Elizer

PG 327