K 2649

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 Robert D. Hatcher and wife, assume the unpaid balance of two notes. The first note dated March 28, 1954, in the original amount of $10,500.00, executed by E. A. Schanen and wife, to E. A. Goodloe, Trustee, and payable in monthly installments of $85.00 each, including principal and interest at the rate of 6% per annum, beginning May 1, 1954. This loan is secured by deed of trust of record in Book 2239, page 365, Register's Office for Davidson County, Tennessee. The second note dated March 26, 1954, in the original principal amount of $2150.00, executed by E. A. Schanen and wife, to J. Lacey Reynolds, Trustee, and payable in monthly installments of $24.77 each, beginning April 26, 1954. This loan is secured by deed of trust of record in Book 2239, page 533, said Register's Office.

we, E. A. Schanen and wife, Alice K. Schanen,

have bargained and sold, and by these presents do transfer and convey unto the said Robert D. Hatcher and wife, Elva Harris Hatcher

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. 70 and the northerly 25 feet of Lot No. 69 of the Madison Heights Subdivision, as of record in Book 1424, page 6, Register's Office for said County.

Said Lot No. 70 and part of Lot No. 69 front together 125 feet on the westerly side of Tahlena Avenue and run back between parallel lines 304.5 feet on the northerly line and 273.5 feet on the southerly line, to a dead line measuring 126.1 feet thereon.

Being the same property conveyed to E. A. Schanen and wife, Alice K. Schanen, by deed from Mable Graves Jensen, of record in Book 2155, page 629, Register's Office for Davidson County, 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 Robert D. Hatcher and wife, Elva Harris Hatcher their heirs and assigns, forever.

And we do covenant with the said Robert D. Hatcher and wife, Elva Harris Hatcher 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 loans, and 1957 taxes which have been pro-rated and assumed by Grantees.

And we, E. A. Schanen and wife, Alice K. Schanen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert D. Hatcher and wife, Elva Harris Hatcher, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 31st day of May, 1957

E. A. Schanen

Alice K. Schanen

G 183