K 2649

WARRANTY DEED Form 1001 Published by Tennessee Title Company

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

Ten and No/100- DOLLARS,
Cash in hand paid by Elbert W. Leslie and wife, Margaret R. Leslie, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note in the amount of $6,950.00, dated June 13, 1953, bearing interest at the rate of 4½% per annum, payable to First Federal Savings and Loan Association of Nashville, and secured by Deed of Trust executed by John J. Smith and wife, Ruby H. Smith, to Louis R. Linx, Trustee, of record in Book 2183, page 185, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said Elbert W. Leslie and wife, Margaret R. Leslie. do hereby assume and agree to pay, we,

JOSEPH H. HOPKINS AND WIFE, RUBY HOPKINS,

have bargained and sold, and by these presents do transfer and convey unto the said ELBERT W. LESLIE AND WIFE, MARGARET R. LESLIE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot #26 on the Map of a subdivision of Lots Nos. 20, 21, 24 and 25 of Montague Subdivision as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Said Lot #26 fronts 94 feet on the easterly side of Goldelocks Street, and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Joseph H. Hopkins and wife, Ruby Hopkins, by deed from John J. Smith and wife, Ruby H. Smith, of record in Book 2302, page 129, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elbert W. Leslie and wife, Margaret R. Leslie, their heirs and assigns, forever.

And we do covenant with the said Elbert W. Leslie and wife, Margaret R. Leslie, 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 hereinabove set forth.

And we, Joseph H. Hopkins and wife, Ruby Hopkins, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elbert W. Leslie and wife, Margaret R. Leslie, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of June, 19 57.

Ruby Hopkins

Joseph H. Hopkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named Joseph H. Hopkins and wife, Ruby Hopkins, the bargainor, 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 Madison, Tennessee, this 1st day of June, 19 57.

LLOYD W. PATE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires June 2, 1959.

Lloyd W. Pate
Notary Public

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