K 2650

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $8,100.00

Eighty One Hundred and No/100 - DOLLARS

of which sum, $1,597.98 has been paid in cash by Robert C. Bailey and wife, Willie Mai Bailey, the receipt of which is hereby acknowledged, and for the balance in the sum of $6,502.02, the grantees assume a loan secured by deed of trust to Ferris C. Bailey, Trustee, of record in Book 2066, page 371, R.O.D.C., Tennessee, to secure payment of a note in the principal sum of $7,700.00, plus interest, owing to Murphree Mortgage Company.

We, William T. Irick and wife, Betty D. Irick

have bargained and sold, and by these presents do transfer and convey unto the said Robert C. Bailey and wife, Willie Mai Bailey, 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. 1 on the Map of W. S. Ashworth's Subdivision of certain lots in the town of Brownsville, of record in Book 161, page 153, R.O.D.C., Tennessee.

Said Lot No. 1 fronts 87 feet on the eastedy side of Porter Road and runs back between line, 210 feet on the north line and 216 feet on the south line, along the morth margin of Rosebank Avenue, to an alley in the rear, measuring 86½ feet thereon.

Being the same property conveyed to William T. Irick et ux, Betty D. Irick, by deed from Mrs. Maude V. Treacy (a widow) and James Earl Bass et ux, Mary Love Bass, of record in Book 2032, page 393, 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 Robert C. Bailey and wife, Willie Mai Bailey their heirs and assigns, forever.

And we do covenant with the said Robert C. Bailey and wife, Willie Mai Bailey 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 herein set forth above.

And we, William T. Irick and wife, Betty D. Irick 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 C. Bailey and wife, Willie Mai Bailey their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of June, 1957

William T. Irick

Betty D. Irick

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