K 2651

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00),
cash in hand paid by Howard D. Hoy and wife, Betty S. Hoy, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Howard D. Hoy and wife, Betty S. Hoy of the balance owing Guaranty Mortgage Company, of Nashville, under the terms of a deed of trust executed by Billy Ferrell and wife, to Herschel Greer, Trustee, of record in Book 1841, page 419, Register's Office for Davidson County, Tennessee, given to secure payment of one note dated May 27, 1950 for the original principal sum of $6,700.00

JOHNNY A. ABERNATHY AND WIFE, FRANCES H. ABERNATHY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

HOWARD D. HOY AND WIFE, BETTY S. HOY,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Preliminary Plan of Core Subdivision, not of record, and described as follows:

Beginning at a point in the southerly margin of Due West Avenue, the common corner of Lots Nos. 8 and 9; thence with the line between said two lots southerly 150 feet to a point in the line of Lot No. 20; thence with the line between Lots Nos. 9 and 20 westerly 75 feet to the common corner of Lots Nos. 9 and 10; thence with the line between said two lots northerly 150 feet to the southerly margin of said Due West Avenue; thence with the margin of the same westerly 75 feet to the beginning.

Being the same property conveyed to Johnny A. Abernathy and wife, Frances H. Abernathy, by deed from Billy Ferrell and wife, Rosie B. Ferrell, of record in Book 1882, page 353, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 31 day of May, 1957

Johnny A. Abernathy
Frances H. Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Battle, a Notary Public in and for the State and County aforesaid, personally appeared the within named Johnny A. Abernathy and wife, Frances H. Abernathy, the bargainor(s), 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 Nashville, Tennessee this, the 31st day of May, 1957

James M. Battle
Notary Public

My commission expires: 4-22-61

WARRANTY DEED
43585 From JOHNNY A. ABERNATHY, ET UX
To HOWARD D. HOY, ET UX
Mil: East Due West Ave. Madison, Tenn.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27th day of June A.D. 1957 at 12:42 o'clock P. M.
Noted in Book 18 Page 282
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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