K 2652

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 3,000.00- - - - - - - - - - - - - - - - - -

THREE THOUSAND & NO/100- DOLLARS

paid and to be paid by Johnny Franklin Tillman and wife, Essie May Tillman, as follows:

$500.00 cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder of $2,500.00 representing the principal unpaid balance and interest to date on two notes described separately as follows: NOTE NO. ONE, in the principal sum of $1,500.00, secured by deed of trust of record in Book 2182, page 304, RODC, Tenn., payable to State Building & Loan Assn. of Lebanon, Tenn., in monthly installments of $25.00 each, including interest at 6%. NOTE NO. TWO, in the principal sum of $1,000.00, secured by deed of trust of record in Book 2183, page 569, RODC, Tenn., payable to Mary M. Richardson Huffine and husband, of Nashville, Tenn., in monthly installments of $12.50 each including interest at 6% per annum; the said Johnny Franklin Tillman and wife, Essie May Tillman, do agree, as evidenced by their acceptance of this instrument, to assume payment of said two indebtednesses to the lawful holder, or holders, of each of same; I, James L. Mabry, unmarried, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said JOHNNY FRANKLIN TILLMAN AND WIFE, ESSIE MAY TILLMAN, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the rear or northerly 97.5 feet of Lot No. 22 of Block "G" on the Map of Forest Park Subdivision at Madison, as of record in Book 843, page 44, Register's Office for said County.

Said part of said lot fronts 97.5 feet on the west side of 4th Avenue and runs back between parallel lines 60 feet to the easterly line of Lot No. 21 of said Block "G".

Being the same property conveyed to James L. Mabry, unmarried, by deed from Mary M. Richardson Huffines, and husband, of record in Book 2148, page 554, said Register's Office.

Taxes for the current year have been prorated and will be paid by the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnny Franklin Tillman and wife, Essie May Tillman, their heirs and assigns, forever.

And I do covenant with the said Johnny Franklin Tillman and wife, Essie May Tillman, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, excepting notes above noted and current taxes; payment of each being specifically assumed by the Grantees. And I, the Grantor herein, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Johnny Franklin Tillman and wife, Essie May Tillman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of June, 19 53.

James L. Mabry

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named James L. Mabry,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 15th day of June, 1953

Commission expires April 25, 1954

W. H. Landis
Notary Public

PG 631