K 2694

For and in consideration of the sum of $ 10.00

---------- TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining $10,336.20, balance of a note dated May 26, 1955, executed by Carl L. McTaggart and wife, payable to Guaranty Mortgage Company of Nashville, for the original sum of $10,850.00, with interest at 4½ per annum, both principal and interest payable $60.33 monthly, beginning July 1, 1955, balance due June 1, 1920, and said debt secured by an instrument of record in Book 2414, page 513, Register's Office for Davidson County, Tennessee,

We W. W. FOREHAND AND PHILIP FOREHAND,

have bargained and sold, and by these presents do transfer and convey unto the said

DOROTHY B. PENIX AND FLORENCE M. PENIX

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 525 on the Plan of Cloverhill, Section No. VIII, as of record in Book 2331, pages 10 and 11, Register's Office for said County.

Said Lot No. 525 fronts 75 feet on the north side of Crosswood Drive and runs back between lines, 174.2 feet on the east line and 148.4 feet on the west line to a dead line in the rear which is a broken line, measuring 84.5 feet, thereon,

Being the same property conveyed to W. W. Forehand and Philip Forehand, by deed from Carl L. McTaggart and wife, as of record in Book 2593, page 185, 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 said DOROTHY B. PENIX AND FLORENCE M. PENIX their heirs and assigns, forever.

And we do covenant with the said DOROTHY B. PENIX AND FLORENCE M. PENIX 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 out and by 1957 taxes, which the grantees herein assume and agree to pay.

And we, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of August, 19 57.

W. W. Forehand

Philip Forehand

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Nancy M Jennings, a Notary Public in and for said County and State, the within named W. W. Forehand and Philip Forehand

the bargainer 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 19th day of August 1957

Commission expires May 14, 1960

Nancy M Jennings
Notary Public

Warranty Deed
G-112359-Jmn

From W. W. FOREHAND, ET AL,

To DOROTHY B. PENIX, ET AL.

49471

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 21 day of AUG A.D. 1957
at 10 o'clock A M.
Noted in Book 88 Page 331
Recording Fee $2.00
JAMES D. WILSON, Register
By D. Lewis Deputy Reg.

Published by
TENNESSEE TITLE
NASHVILLE, TENN.

Zone Office
LAWYERS TITLE INS
CORPORATION
of Richmond, Virg

PG 331