K 2694

336 Book 2694 Page 336

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

For and in consideration of the sum of ONE THOUSAND, TWO HUNDRED FIFTY and NO/100 DOLLARS ($ 1250.00), cash in hand paid by Robert L. Evans and his wife, Alice C. Evans, and receipt of which is hereby acknowledged, and the said Robert L. Evans and wife Alice C. Evans hereby assume and agree to pay the balance due on one note secured by a deed of trust executed by Duane Richard Slaughter and his wife, Lyla Slaughter, to P. E. Davis. Trustee, dated February 20, 1957, and for the principal sum of $13,300.00, and recorded in Book 2587, page 183, Registers Office for Davidson County, Tennessee, and for other good and valuable considerations

DUANE RICHARD SLAUGHTER AND HIS WIFE, LYLA SLAUGHTER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT L. EVANS AND HIS WIFE, ALICE C. EVANS

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: Being Lot No. 452 on the Map of Section VI, Crieve Hall Estates, of record in Book 2331, pages 1 and 2, Registers Office for Davidson County, Tennessee.

Said Lot No. 452 fronts 90 feet on the West side of Montclair Drive and runs back between lines, 204.2 feet on the North line and 209.5 feet on the South line, to a dead line in the rear which is a broken line, and on which it measures 87.9 feet.

Being the same property conveyed to Duane Richard Slaughter and his wife, Lyla Slaughter by deed from Robert Doris Marshall and wife, Joanne G. Marshall, of record in Book 2639, page 237, Registers Office for Davidson County, Tennessee.

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 19th day of August, 195 7.

Duane Richard Slaughter

Lyla Slaughter

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 Duane Richard Slaughter and his wife, Lyla Slaughter 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, Davidson County, Tennessee, this, the 19th day of August, 195 7.

James M. Battle
Notary Public

My commission expires:
4-22-61

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of AUG A.D. 1957 at 10:2 o'clock A M
Noted in Book 2694 Page 336
Recording Fee $2.20
JAMES P. WILSON, Register.
By Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

Cp. WARRANTY DEED
From DUANE RICHARD SLAUGHTER et ux 4978
To ROBERT L. EVANS et ux

G 336