K 2695

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 $12,490.00 the balance of a note dated December 13, 1956, executed by the grantors herein, payable to The Prudential Insurance Company of America, for the original sum of $12,700.00, with interest at 4½% per annum, both principal and interest payable $70.61 monthly, beginning January 1, 1957, final payment December 1, 1981, and secured by a deed of trust of record in Book 2578, page 593, Register's Office for Davidson County, Tennessee,

WE, J. E. SPORAK AND WIFE, AUDREY DEVIN SPORAK,

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

Samuel V. Brents, Jr., and wife, Marjorie E. Brents

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. 77 on the Plan of Haileywood Estates, Section V, as of record in Book 2330, page 74, Register's Office for said County, and described as follows:
BEGINNING at a point in the northerly margin of Oakley Drive at the corner of Lots 76 and 77; thence with the line between said lots northerly 140.1 feet to the corner of Lot No. 78; thence with the line between lots Nos. 77 and 78, westerly 148 feet to the east margin of Rochelle Drive; thence with the margin of the same, southerly 128.9 feet to the beginning of a curve; thence around said curve, southeasterly 40.6 feet to the north margin of Oakley Drive; thence with the margin of the same, easterly 139 feet to the point of beginning.
Being the same property conveyed to J. E. Sporak and wife, Audrey Devin Sporak, by deed from Raleigh T. Blanks and wife, as of record in Book 2604, page 147, 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 Samuel V. Brents, Jr., and wife, Marjorie E. Brents their heirs and assigns, forever.

And we do covenant with the said Samuel V. Brents, Jr., and wife, Marjorie E. Brents 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 hand s this 26 day of August, 19 57.

J. E. Sporak

Audrey Devin Sporak

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named J. E. Sporak and wife, Audrey Devin Sporak

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 26 day of August, 19 57

Commission expires February 7, 1961

L. W. Carney
Notary Public

Warranty Deed

FROM J. E. SPORAK, ET UX.

TO SAMUEL V. BRENTS, JR., ET UX.

HENRY GILLESPIE REALTY C

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 28 day of AUG A.D. 1957
at 2:33 o'clock P.M.
and recorded in Book 2578 Page 594
Recording Fee
JAMES P. WILSON, Register
By

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