K 2698

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

TEN DOLLARS 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 the further consideration that the grantees assume and agree to pay the remaining unpaid balances of two notes, executed by Alvin Patterson and wife, dated March 22, 1950, payable to Guaranty Mortgage Company of Nashville, the first note being for the original amount of $6,000.00 with interest at 4½% per annum, both principal and interest payable $33.36 monthly, beginning April 1, 1950, balance due March 1, 1975, and secured by a deed of trust of record in Book 1824, Page 329, Register's Office, Davidson County, Tennessee; and the other note being for $500.00, with interest at 4% per annum, both principal and interest payable $2.64 monthly, beginning April 1, 1950, balance due March 1, 1975, and secured by a deed of trust of record in Book 1824, Page 303, said Register's Office; said debts having been assigned to New York Life Insurance Company by an instrument of record in Book 1824, Page 620, said Register's Office.

We, G. W. Hire and wife, Lula Mae Hire

have bargained and sold, and by these presents do transfer and convey unto the said George L. Hire and wife, Opal Ruth Hire 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. 30 on the map of Part Two, Finnland Heights, of record in Book 1424, Page 7, Register's Office for said County.

Said lot fronts 100 feet on the easterly side of Peggy Street and runs back 120.4 feet on the northerly line and 112 feet on the southerly line, to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to G. W. Hire and wife, Lula Mae Hire by deed from Joseph E. Dunn and wife, Ruth Frances Dunn of record in Book 2486, Page 129, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1212, Page 253, in Book 1472, Page 163, as amended in Book 1715, Page 360, 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 George L. Hire and wife, Opal Ruth Hire their heirs and assigns, forever.

And we do covenant with the said George L. Hire and wife, Opal Ruth Hire 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.

And we, the grantors herein 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 27 day of August, 19 57

G. W. Hire

Lula Mae Hire

STATE OF TENNESSEE

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