K 2734

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,

receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated September 20, 1955, executed by Donald Guinn and wife, Marjorie Guinn, payable to Fidelity Federal Savings & Loan Association, for the original sum of $31,000.00, which was a lien on three lots, two of which have been released, the present balance of which is $9,977.09, which has been extended and modified by an agreement, said extended amount to be payable $84.80 monthly, over a period of fifteen years, which payments include interest at the rate of 6% per annum, and secured by Deed of Trust of record in Book 2459, page 367, Register's Office for Davidson County, Tennessee,

we, DONALD GUINN AND WIFE, MARJORIE GUINN,

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

RILEY V. CANADA AND WIFE, BILLIE J. CANADA

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. 23 on the Plan of Sec. I Bellshire Estates of record in Book 2133, pages 124 and 125, Register's Office for said County.
Said Lot No. 23 fronts 198.6 feet on the northeasterly side of Oxbow Drive and runs back 187.1 feet on the northwesterly line and 247 feet on the southeasterly line to a dead line in the rear on which it measures 178 feet.
Being part of the property conveyed to Donald Guinn and wife, Marjorie Guinn, by deed from W. C. Allen and wife, of recordin Book 2451, page 229, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2294, page 346, which were made applicable by instrument of record in Book 2298, page 109, 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 RILEY V. CANADA AND WIFE, BILLIE J. CANADA their heirs and assigns, forever.

And we do covenant with the said RILEY V. CANADA AND WIFE, BILLIE J. CANADA 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 10th day of January, 19 58/

Donald Guinn

Marjorie Guinn

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Mrs. Joe L. Jenkins, a Notary Public in and for said County and State, the within named DONALD GUINN AND WIFE, MARJORIE GUINN the bargainors, 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 10th day of January 1958.

Commission expires May 26, 1958

Notary Public

TENNESSEE TITLE COMPANY

G-119515-gh

Warranty Deed

From DONALD GUINN ET UX

66242

To RILEY V. CANADA ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of Jan 1958 at 12:11 o'clock P.M.
Noted in Book 87 Page 464
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By R. Neal D.C.

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