K 2740

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of

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cash in hand paid by Sam E. Hyde and wife, Christine Hyde, and the agreement to pay and the assumption of a mortgage held by the Guaranty Mortgage Company of Nashville to secure a note dated June 18, 1949 in the principal amount of $4,930.25 together with interest at 4% per annum, payable at $34.32 per month, secured by a deed of trust executed by Alvin W. Lewis and wife to Herschel Greer, Trustee, of record in Book 1709, page 237, Register's Office for Davidson County, Tennessee, the receipt of all of which is hereby acknowledged.

We, J. B. Gilliam and wife, Lillie Mae Gilliam, have bargained and sold, and by these presents do transfer and convey unto the said Sam E. Hyde and wife, Christine Hyde, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 219 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 219 fronts 68 feet on the south side of Kermit Drive and runs back between lines, 156.5 feet on the east line, and 158.3 feet on the west line to a dead line in the rear on which it measures 56 feet.

Being the same property conveyed to J. B. Gilliam and wife, Lillie Mae Gilliam, by deed from Alvin W. Lewis and wife, as of record in Book 2633, page 613, said Register's Office.

The grantors herein do hereby also assign, transfer and convey unto the said grantees the escrow fund held by the Guaranty Mortgage Company.

The grantors will give possession of the premises to the grantees on or before April 1, 1958.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sam E. Hyde and wife, Christine Hyde, their heirs and assigns, forever.

And we do covenant with the said Sam E. Hyde and wife, Christine Hyde, 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, J. B. Gilliam and wife, Lillie Mae Gilliam, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sam E. Hyde and wife, Christine Hyde, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of March, 1958

J. B. Gilliam

Lillie Mae Gilliam

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