K 2743

For and in consideration of the sum of $ 1,600.00

----------ONE THOUSAND SIX HUNDRED AND NO/100----------DOLLARS

Cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay $9,068.67, the unpaid balance of a note dated Oct. 12, 1955, executed by the grantors, and payable to Guaranty Mortgage Company, for the original sum of $9,450.00, with interest at 4½% per annum, both principal and interest payable $47.91 monthly, beginning Nov. 1, 1955, and balance due Oct. 1, 1985, and secured by a deed of trust of record in Book 2463, page 535, Register's Office for Davidson County, Tennessee,

WE, LOUIS E. LEE AND WIFE, EFFIE B. LEE,

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

FLOYD E. JAMES AND WIFE, MARY ETHEL JAMES

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. 48 on the Plan of Section Two, Hurdwood Heights, as of record in Book 2330, page 38, Register's Office for said County.
Said Lot No. 48 fronts 78.4 feet on the northerly side of Fairlane Drive and runs bac k 148.5 feet on the easterly line and 110 feet on the westerly line to a dead line in the rear on which it measures 86.4 feet
Being the same property conveyed to Louis E. Lee and wife, Effie B. Lee, by deed from John U. Wilson and wife, as of record in Book 2454, page 381, 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 FLOYD E. JAMES AND WIFE, MARY ETHEL JAMES, their heirs and assigns, forever.

And we do covenant with the said FLOYD E. JAMES AND WIFE, MARY ETHEL JAMES, 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 described, and by 1958 taxes which have been prorated and assumed by the grantees.

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 this 26th day of March, 1958

Louis E. Lee

Effie B. Lee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Louis E. Lee and wife, Effie B. Lee, 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 26th day of March, 1958.

JNO. C. JEFFORDS NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires May 14, 1960.

Notary Public
State-At-Large.

Warranty Deed
G-120687-3mm

FROM
LOUIS E. LEE, ET UX.

75180

TO
FLOYD E. JAMES, ET UX.

REGISTER'S OFFICE
PLEASE PUT IN FENN. TITLE CO.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of March A.D. 1958
at 3:12 o'clock P.M.
Noted in Book 20 Page 11
Recorded in Book 2500 Page 115
Recording Fee $1.00
JAMES P. WILSON, Register
By [illegible] D.C.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

[redacted]

PG 115