2743

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by J. F. Horner and wife, Jessie M. Horner, and other good and valuable consideration, receipt of all of which is hereby acknowledged, including the assumption by said J. F. Horner and wife, Jessie M. Horner, of the balance of an indebtedness owing Fidelity Federal Savings & Loan Association, which indebtedness is secured by a deed of trust to Louis Leftwich, Jr., Trustee, of record in Book 2387, page 73, Register's Office for Davidson County, Tennessee,

we, Gilbert M. Choate and wife, Leola C. Choate,

have bargained and sold, and by these presents do transfer and convey unto the said J. F. Horner and wife, Jessie M. Horner, 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. 84 on the Map of Brook Meade, Section IV, of record in Book 2133, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 120 feet on the easterly side of Bresslyn Road and runs back between lines, 340 feet on the southerly line and 340.2 feet on the northerly line, to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to Gilbert M. Choate and wife, Leola C. Choate, by deed from Siegrist Brothers Dairy, a partnership, of record in Book 2290, page 177, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. F. Horner and wife, Jessie M. Horner, their heirs and assigns, forever.

And we do covenant with the said J. F. Horner and wife, Jessie M. Horner, 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 above shown and by taxes for 1958, which are assumed by the grantees.

And we, Gilbert M. Choate and wife, Leola C. Choate, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. F. Horner and wife, Jessie M. Horner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of March, 1958.

Gilbert M. Choate

Leola C. Choate

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