K 2744

For and in consideration of the sum of $10.00

Ten and No/100 DOLLARS

Cash in hand paid by Alvin L. Escue and other good and valuable considerations, the receipt of which is hereby acknowledged: And being subject to one note in the present principal balance of $3,721.19, being of record in Book 2300, Page 340 Register's Office for Davidson County, Tennessee and being payable in monthly installments of $45.00 each including both principal and interest at the rate of 6% per annum.

We, James E. Epps, and wife Thelma C. Epps, have bargained and sold, and by these presents do transfer and convey unto the said Alvin L. Escue his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly one-half of Lot No. 131 on the Plan of Haynie's Oriental Addition, as of record in Book 161, pages 26 and 27, Register's Office for said County. Said part of Lot No. 131 fronts 50 feet on the northerly side of Queen Street and extends back between parallel lines with the easterly margin of Sultana Avenue 140 feet to an alley.

Being the same real property conveyed to James F. Epps and wife, Thelma C. Epps, by deed from B. C. Webb and wife, dated June 21, 1954, filed October 5, 1954 and recorded in Book 2300, page 340, 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 Alvin L. Escue his heirs and assigns, forever.

And we do covenant with the said Alvin L. Escue 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 herein stated and 1958 taxes which have been pro rated and assumed by the Purchaser.

And we, James F. Epps, and wife, Thelma C. Epps do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alvin L. Escue his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of April, 19 58

James F. Epps

Thelma C. Epps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mack H. Webb, a Notary Public in and for said County and State, the within named James E. Epps and Wife, Thelma C. Epps

the bargainor 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 office, this 3rd day of April, 1958

Commission expires 10/24/60

Mack H. Webb
Notary Public

WARRANTY DEED

FROM James F. Epps, et ux

TO Alvin L. Escue

76127

#4321

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record on 8 Oct 58 at 1:03 P.M.
Noted in Book 90 Page 74
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

G 307