K 2747

For and in consideration of the sum of ******* Ten and no/100ths **********

* *($10.00) ****DOLLARS

and other valuable considerations, the receipt of which is hereby acknowledged, I, John L. Driver

have bargained and sold, and by these presents do transfer and convey unto ~~them~~ my wife, Nannie D. Driver, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 3 of Block 52 on the Plat of a Subdivision of Lots Nos. 37 and 52, O.B. Hayes' Robely Addition, as of record in Book 547, page 2, Register's Office for said County.

Said Lot No. 3 fronts 55 feet on the Easterly side of Villa Street, and runs back 154 feet, 8 inches on the Southerly side, and 154 feet, 3 inches on the Northerly side to analley.

Being the same property conveyed to John L. Driver and wife, Nannie D. Driver by deed from Roy F. Lawson, and wife Edna R. Lawson, dated January 2, 1954, and recorded in Book 2244, page 381 of the Register's Office for Davidson County, Tennessee.

Said property is encumbered by a vendor's lien retained in deed from Irene Brewies Bourne and husband, Ben D. Bourne to William Paul Kirk and wife, Mildrew Eskew Kirk, of record in Book 1636, page 102, Register's Office for said County, to secure the payment of a note dated August 19, 1948 for $8500.00 payable in monthly installments of $67.22 each, including principal and interest at the rate of 5% per annum. All payments that have fallen due on said note have been made, and the Grantee, Nannie D. Driver assumes and agrees to pay all amounts owing on said note as they fall due.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nannie D. Driver, her heirs and assigns, forever.

And I do covenant with the said Nannie D. Driver that I am 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 stated and except for taxes for the year 1958, which said taxes the Grantee agrees to pay when due.

And I, John L. Driver, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Nannie D. Driver, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 3rd day of May, 1958

John L. Driver

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nelle Gericke, a Notary Public in and for said County and State, the within named John L. Driver

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of May, 19 58

Commission expires January 23, 1960

Nelle Gericke
Notary Public

WARRANTY DEED

FROM John L. Driver 79844

TO Nannie D. Driver

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of MAY A.D. 1958 at 9:05 o'clock A M.
Noted in Book 1970 Page 232
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
by M. McFarland D.R.

The Guaranty Title Co.
Title Guaranteed

Form 103-A R. & P. Co.

G 517