K 2749

For and in consideration of the sum of $5460.92
FIVE THOUSAND FOUR HUNDRED SIXTY AND 92/100 DOLLARS ($5460.92),
cash in hand paid as follows: $1254.64 by James Allen DeRoss and wife Mora Florence DeRoss, the receipt of which is hereby acknowledged, and

for payment of the remainder of the purchase price, the said James Allen DeRoss and wife, hereby assume the remainder of a note of $2735.00 being the remainder as record in Book 2346, page 170, Register's Office for Davidson County, Tennessee, and the said James Allen DeRoss and wife, assume the payment of a note of $1385.00 as set out in deed of record in Book 2690, page 62, said Register's Office, and assume the remainder payment of $6.08 being the remainder of the original note of $250.00 due and payable to the order of C.P. Francis and wife Fannie J. Francis, also set out in deed of record in Book 2690, page 62, said Register's Office and in the assumption of all the above obligations with all their terms and provisions of the same.

I R.F. Hibdon, an unmarried man

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Allen DeRoss and wife Mora Florence DeRoss, their

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in the 6th formerly the 21st District of Davidson County, Tennessee, described according to a survey made by E.T. Wilson, Surveyor, November 21, 1955, as follows:
Beginning at a point in the center of the Dover School Road 47 feet east from the Southwest corner of the 54 acre tract of land conveyed to Thomas E. Hilton and wife, by deed from Charles Sullivan and wife, of record in Book 1134, page 210, said Register's Office; thence Northwestwardly 565 feet more or less, to the Southern boundary line of the Will Young Tract; thence with the Southern boundary line of said Young Tract, N. 48 Degrees 20' W. 47 feet to the North West corner of the Frank Sullivan's tract 12.5 rods; thence with the Eastern boundary line of said Frank Sullivan's tract, North 40 Degrees 20' East 565 feet to the center of said Road; thence with the center of said Road, South 52 Degrees East 200 feet to the Beginning, being the same property conveyed to R.F. Hibdon by deed from Sherman Wilson and wife, Imo Gregory Wilson, of record in Book 2690, page 62, said Register's Office.
Easement for right-of-way of Dover School Road lying within boundaries of premises as herein described. Easement in deed in Book 2346, page 170, said Register's Office. Seller will pay 1957 taxes and the taxes for 1958 are to be prorated as of date this deed March 7th 1958.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 7th day of March, 1958.

R.F. Hibdon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Fred M. Jones, a Notary Public in and for the State and County aforesaid, personally appeared the within named R.F. Hibdon with whom I am personally acquainted, and who acknowledged that he executed the the bargainor(s), within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this, the 7th day of March, 1958.
My commission expires: Jan 28-1961.

Fred M. Jones
Notary Public

WARRANTY DEED
From R.F. Hibdon
To James Allen DeRoss et ux.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received in Book 2749 Page 327
Recording Fee
JAMES P. NELSON, Register
By W. McSpadden

NASHVILLE TITLE COMPANY
"A Guaranteed Title"

SEE DOCUMENTARY INTERNAL REVENUE STAMPS AFFIXED 1.65

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