K 2750

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
----------TEN AND NO/100----------DOLLARS

Cash in hand paid by the grantee herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantee herein assumes and agrees to pay the remaining unpaid balance of a note dated September 25, 1956, executed by Roy S. Lawrence and wife, payable to Murphree Mortgage Company, for the principal sum of $8,350.00, with interest at 4½% per annum, both principal and interest payable $42.33 monthly, beginning November 1, 1956, and balance due September 1, 1986, said debt having been secured by a deed of trust of record in Book 2569, page 127, Register's Office for Davidson County, Tennessee, and said debt having since been assigned to State Mutual Life Assurance Company of Worcester, Massachusetts, by an instrument of record in Book 2579, page 565, said Register's Office,

WE, WILLIE O. RIGGS AND WIFE, NANNIE E. RIGGS,

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

JOE V. DOBBS, and wife, Buena Mai Dobbs

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. 43 on the Plan of Section II, Fairlane Park, as of record in Book 2330, page 89, Register's Office for said County, and described as follows:
BEGINNING at a point in the northerly margin of Gillette Road at the corner of Lots 43 and 44; thence with the line between said lots northerly 187.5 feet to a point; thence westerly 140 feet to the easterly margin of Madeline Drive; thence with the margin of the same, southerly 168.3 feet to the beginning of a curve; thence around said curve, southeasterly 39.3 feet to the north margin of Gillette Road; thence with the margin of the same easterly 136 feet to the point of beginning.
Being the same property conveyed to Willie O. Riggs and wife, Nannie E. Riggs, by deed from Roy S. Lawrence and wife, as of record in Book 2693, page 599, 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 JOE V. DOBBS, and wife, BUENA MAI DOBBS their heirs and assigns, forever.

And we do covenant with the said JOE V. DOBBS, and wife, BUENA MAI DOBBS 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.

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 hands this 31st day of December, 1957

Willie O Riggs
Nannie E Riggs

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jefferis, a Notary Public in and for said County and State, the within named WILLIE O. RIGGS AND WIFE, NANNIE E. RIGGS,

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 31st day of December, 1957

Commission expires May 14th 1960

Jno. C. Jefferis Notary Public State at Large

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