K 2751

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Seven Thousand Three Hundred Thirty-Nine & 96/100 ($7,339.96) - DOLLARS

Cash in hand paid to the undersigned, receipt of which is hereby acknowledged, and in further consideration of the assumption by the grantee of the payment of the balance due and owing on that certain indebtedness, described and secured by a deed of trust executed by the grantors to Ferriss C. Bailey, Trustee, of record in Book 2471, page 253, Register's Office for Davidson County, Tennessee, reference being made to same for all of its terms and particulars, the present balance owing upon said indebtedness being in the sum of Fourteen Thousand Six Hundred Sixty & 04/100 ($14,660.04), together with interest thereon, as provided therein, we, the said Elmer D. Davies, Jr., and wife, Lucy Lee Davies,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Ruth Morris Neyland

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. 29 on the Map of Sneed Estates, as of record in Book 2123, pages 10 and 11, Register's Office for said County.

Said Lot No. 29 fronts 132 feet on the easterly side of Wallace Lane and runs back between parallel lines 304 feet to a dead line.

Being the same property conveyed to Elmer D. Davies, Jr., and wife, Lucy Lee Davies, by deed of Webber and Alexander, Inc., of record in Book 2483, page 307, Register's Office for Davidson County, Tennessee.

The above described tract of land is conveyed expressly subject to the indebtedness described above, which grantee by acceptance of this deed expressly assumes and agrees to pay.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruth Morris Neyland

her heirs and assigns, forever.

And we do covenant with the said Ruth Morris Neyland

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 stated above, and taxes for the year 1958, which have been pro rated and restrictions of record in Book 909, page 72, said Register's Office.

And we, Elmer D. Davies, Jr. and wife, Lucy Lee Davies

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ruth Morris Neyland

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of June, 19 58

Elmer D. Davies Jr.

Lucy Lee Davies



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