K 2795

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 grantees herein, and other good and valuable considerations the receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note in the original amount of $9,200.00, dated December 27, 1954, executed by James Harriman Ayers, Jr. and wife, payable to Guaranty Mortgage Company, with interest at 4½% per annum, both principal and interest payable $51.15 monthly, beginning February 1, 1955, and secured by a deed of trust of record in Book 2361, page 573, Register's Office for Davidson County, Tennessee,

we, F. E. Stratton, Jr. and wife, Bettie S. Stratton,

have bargained and sold, and by these presents do transfer and convey unto the said Joseph C. Storey and wife, Rita S. Storey, 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. 45 on the Plan of Laurel Acres, of record in Book 2133, page 48, Register's Office for said County.
Said Lot No. 45 fronts 95.4 feet on the southerly side of Joplin Drive and runs back between lines 146.2 feet on the westerly line and 204.9 feet on the easterly line to a dead line in the rear on which it measures 111.6 feet.
Being the same property conveyed to F. E. Stratton, Jr. and wife, Bettie S. Stratton, by deed from James Harriman Ayers, Jr. and wife, of record in Book 2747, page 349, said Register's Office.

The ab ove described property is conveyed subject to restrictive covenants of record in Book 2150, page 53, 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 Joseph C. Storey and wife, Rita S. Storey, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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 by 1958 taxes, which the grantees herein assume and agree to pay, and as hereinabove set out.

And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph C. Storey and wife, Rita A. Storey, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of June 19 58

Bettie S. Stratton — F. E. Stratton, Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me John W. Keathley, a Notary Public in and for said County and State, the within named F. E. Stratton, Jr. and wife, Bettie S. Stratton

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 27th day of June, 1958

Commission expires April 28, 1959 — John W. Keathley Notary Public

TENNESSEE TITLE COMPANY

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