K 2796

WARRANTY DEED G-6808 R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption by the grantees herein of the principal balance now due on a certain note dated June 21, 1957, in the original amount of $11,000.00, executed by William T. Irick and wife, Betty D. Irick, to Louis Leftwich, Jr., Trustee, of record in Book 2626, page 147, Register's Office for Davidson County, Tennessee,

WILLIAM T. IRICK and wife, BETTY D. IRICK,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES E. HAUSKIN and wife, CARLENE L. HAUSKIN,

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 11th Civil District of Davidson County, Tennessee, being Lot No. 6 on the Map of Section One, Morning View Subdivision, as of record in Book 2133, page 95, Register's Office for said County.

Said Lot No. 6 fronts 140 feet on the easterly side of Marthonna Road and runs back 287.65 feet on the northerly line and 293.3 feet on the southerly line, to a dead line, measuring 140 feet thereon.

Being the same property conveyed to William T. Irick and wife, Betty D. Irick, by deed from J. C. Thompson Construction Company, Inc., of record in Book 2651, page 341, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2280, page 367, 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 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 9th day of July, 1958

William T. Irick

Betty D. Irick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named William T. Irick and wife, Betty D. Irick, 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, the 9th day of July, 1958

Reau E. Folk
Notary Public

My commission expires: July 26, 1958

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED
MCB&F
From
WILLIAM T. IRICK ET UX
To
JAMES E. HAUSKIN ET UX
88136

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 10th day of July A.D. 1958 at 10:31 A.M.
Noted in Book 90 Page 607
Recorded in Book Page
Recording Fee $2.00
JAMES A. WILSON, Register
By R. Rust

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