K 2796

For and in consideration of the sum of ($10.00)

- - - - - - - - - - TEN AND NO/100 - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of an unpaid principal balance of $8,184.29 of an original note dated August 13, 1951, in the amount of $11,000.00, which note is secured by a Deed of Trust executed by Donald K. Hackney and wife, to Herschel Greer, Trustee, of record in book 2049, page [illegible], Register's Office for Davidson County, Tennessee.

We, Donald K. Hackney and wife, Mary Howe Hackney

have bargained and sold, and by these presents do transfer and convey unto the said J. Mansfield Bailey and wife, Ethel S. Bailey, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lying in Davidson County, Tennessee, being Lots Nos. 51 and 52 on the plan of L. B. Smith's Subdivision of the Overcomer Property, as of record in Book 894, pages 640 and 641, Register's Office for said County.

Said Lots Nos. 51 and 52 front together 92 feet on the westerly side of Baxter Street and are back 150 feet 9 inches on the southerly line and 160 feet on the northerly line, with the southerly margin of Hillock Street, to the easterly line of Lot No. 7, measuring 73 feet 9 inches thereon.

Being the same real property conveyed to Donald K. Hackney and wife, Mary Howe Hackney, by deed from Charles D. Joyce and wife, dated June 5, 1950, filed June 17, 1950, of record in Book 2017, page 160, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1163, page 118, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Mansfield Bailey and wife, Ethel S. Bailey, their heirs and assigns, forever.

And We do covenant with the said J. Mansfield Bailey and wife, Ethel S. Bailey, 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 above set out.

And We, the said Donald K. Hackney and wife, Mary Howe Hackney, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. Mansfield Bailey and wife, Ethel S. Bailey, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 2nd day of July, 1958.

Donald K. Hackney

Mary Howe Hackney

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth J. Bradley, a Notary Public in and for said County and State, the within named Donald K. Hackney and Mary Howe Hackney

the bargainors, 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 office, this 2nd day of July, 1958.

Commission expires April 21, 1959.

Ruth J. Bradley
Notary Public

WARRANTY DEED

FROM Donald K. Hackney et ux

TO J. Mansfield Bailey et ux

File: Union Trust Co's box.

8817

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of JUL A.D. 1958 at 12 o'clock M.
Noted in Book Page
Recorded in Book Page
Recording Fee
JAMES P. WILSON, Register
By Dpt. Reg.

G 157