K 2797

For and in consideration of the sum of $ - - - - - - - $10.00 - - - - - - - - - - - - - - - - - - DOLLARS - Ten and no/100 - - - - - - - - - - - and other good and valuable considerations, cash in hand paid by Sam H. Franklin and wife, Mary K. Franklin, the receipt of which is hereby acknowledged, and in further consideration of the said Sam H. Franklin and wife, Mary K. Franklin assuming and agreeing to pay the balance of a debt secured by an instrument executed by James L. Carter, Jr., and wife, to Louis Leftwich, Jr., Trustee, as of record in Book 2163, page 569, to secure Fidelity Federal Savings and Loan Association, a note dated Jan. 19, 1953, for $17,250.00, with interest at 5% per annum, both principal and interest payable $113.85 monthly.

This conveyance is made subject to restrictions recorded Aug. 16, 1933, in Book 931, page 53; restrictions recorded Feb. 10, 1950, in Book 1788, page 186; restrictions recorded March 10, 1950, in Book 1809, page 539, and restrictions recorded March 27, 1952, in Book 2040, page 532, Register's Office for Davidson County, Tennessee.

We, Matthew J. Sabo and wife, Montye W. Sabo have bargained and sold, and by these presents do transfer and convey unto the said Sam H. Franklin and wife, Mary K. Franklin their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 66 on Oak Hill Valley, as of record in Book 1835, pages 15 and 16, Register's Office for said County. Said Lot No. 66 fronts 200 feet on the north side of Robertson Academy Road, and runs back 222.34 feet on the westerly line and 226.19 feet on the easterly line, to a dead line in the rear on which it measures 200.04 feet.

Being the same property conveyed to Matthew J. Sabo and wife, Montye W. Sabo, by deed from James L. Carter, Jr., and wife, as of record in Book 2244, page 337, 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 Sam H. Franklin and wife, Mary K. Franklin their heirs and assigns, forever.

And we do covenant with the said Sam H. Franklin and wife, Mary K. Franklin 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, with exception of before mentioned Deed of Trust.

And we, Matthew J. Sabo and wife, Montye W. Sabo do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sam H. Franklin and wife, Mary K. Franklin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of July, 19 58

Matthew J. Sabo

Montye W. Sabo

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Matthew J. Sabo and wife, Montye W. Sabo

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 23rd day of July, 19 58

Commission expires May 16, 1961

Notary Public

Warranty Deed

From Matthew J. Sabo, et ux

To Sam H. Franklin, et ux.

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record July 23 1958
Noted in Book 90 Page 680
at 3:11 P.M.
Recording fee $1.00
JAMES E. WILSON, Register
Deputy Register

Release

File: Mid-South Mortgage Corporation

G 531