BOOK 2800

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 Lee Roy Hayes and wife, Annie Sue Hayes, and other good and valuable considerations, receipt of all of which is hereby acknowledged and in further consideration of the said Lee Roy Hayes and wife, Annie Sue Hayes, assuming and agreeing to pay the balance due on a Deed of Trust executed by James E. Lamberth, a single man, to Edward W. Lee Jr., Trustee, dated April 24, 1958, recorded April 28, 1958, of record in Book 2764, page 478, said Register's Office, to secure the original principal sum of $5,500.00, and payable to Nashville Mortgage and Realty Company.

I, James E. Lamberth, a single man,

have bargained and sold, and by these presents do transfer and convey unto the said Lee Roy Hayes and wife, Annie Sue Hayes

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. 4 in Shield's Subdivision, of Lot No. 35 of O. B. Hayes' Plan of Large lots, of record in Book 161, page 86, Register's Office for said County.

Said Lot No. 4 fronts 55.2 feet on the easterly side of 17th Avenue South and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to James E. Lamberth, unmarried, by deed from Ammon E. Lamberth and wife, India Roaden Lamberth, of record in Book 2746, page 491, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lee Roy Hayes and wife, Annie Sue Hayes their heirs and assigns, forever.

And I do covenant with the said Lee Roy Hayes and wife, Annie Sue Hayes that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out above.

And I, James E. Lamberth, a single man, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Lee Roy Hayes and wife, Annie Sue Hayes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15 day of August, 1958.

James E. Lamberth

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jack W. Lee, a Notary Public in and for said County and State, the within named James E. Lamberth, a single man the bargainor, with whom I am personally acquainted, and who acknowledged that he has executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15 day of August, 1958.

Commission expires Aug 22 1959

Jack W. Lee
Notary Public

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