K 2800

WARRANTY DEED

For and in consideration of the sum of

Ten and no/100 - DOLLARS cash in hand paid by Alton Foutch Jr. and wife, Janie Crouch Foutch and for the further consideration of said grantees, assuming and agreeing to pay one-half of the unpaid balance of an original indebtedness of $8,190.00 secured by lien retained in deed from M. D. Holmes and wife, to Alton Foutch and wife, of record in book 2392, page 389, Register's Office for Davidson County, Tennessee, the said unpaid balance as of July 25, 1958, being $5,460.00.

We, Alton Foutch and wife, Edna Lee Foutch have bargained and sold, and by these presents do transfer and convey unto the said Alton Foutch Jr. and wife, Janie Crouch Foutch their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 8th formerly the 12th Civil District of said County and State, being lot No4 as shown on a survey of a 1.9 acre tract, made by S. H. Hutchison, March 9, 1955, described as follows:

Beginning in the center of New River Road, south 17° west 244.25 feet from the southwest corner of Charlie Langley's property, being the corner of lots No. 3 and 4; thence with the center of said road, south 17° west 53.75 feet; thence south 73° east 342 feet to a small hackberry; thence north 45° 15' west 45.5 feet to an iron stake, the southeast corner of lot No. 3; thence with the line between lots Nos. 3 and 4 north 72° west 325 feet to the beginning.

Being part of the property conveyed to Alton Foutch and wife, Edna Lee Foutch by deed from M. D. Holmes and wife, of record in book 2392, page 389, said Register's Office.

The said grantors also convey to said grantees, their heirs and assigns certain rights and duties as more fully set out in the above deed, of record in book 2392, page 389, said Register's Office.

This conveyance is made subject to restrictive covenants as contained in deed from Charles Sullivan and wife, to M. D. Holmes and wife, of record in book 2093, page 117, 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 Alton Foutch Jr. and wife, Janie Crouch Foutch their heirs and assigns, forever.

And we do covenant with the said Alton Foutch Jr. and wife, Janie Crouch Foutch 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.

And we, Alton Foutch and wife, Edna Lee Foutch do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Alton Foutch Jr. and wife, Janie Crouch Foutch their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th. day of July, 19 58

Alton Foutch

Edna Lee Foutch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise V. Stephens, a Notary Public in and for said County and State, the within named Alton Foutch and wife, Edna Lee Foutch

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 office, this 29th day of July 19 58

My commission expires Oct. 24, 1959. Louise V. Stephens
Notary Public

K 509