BK 2804

WARRANTY DEED

For and in consideration of the sum of - -Five hundred & 00/100 - - *DOLLARS* cash in hand paid, receipt of which is hereby acknowledged and the assumption of a note held by Fidelity Fed. Sav. & Loan Assn. in the amount of $13876.28, secured by deed of trust in Book 2261, page 337, and a note to Fred J. Zavesky, et ux in the sum of $2,022.79, secured by Vendors lien in Book 2195, page 236, by the grantees,

We, Minnie Ethal Hunter and Hazel Hunter Warren, *have bargained and sold, and by these presents do transfer and convey unto the said* C. E. Perry and wife, Lillian J. Perry, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 25 on the Map of W. S. Settle's Subdivision of Lot No. 7, of the Woodard Plan, as of record in Book 57, page 132, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Minnie Ethal Hunter and Hazel Hunter Warren, by deed from Fred C. Zavesky and wife, of record in Book 2636, page 545, 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 C. E. Perry and wife, Lillian J. Perry, their *heirs and assigns, forever.*

And We *do covenant with the said* C. E. Perry and wife, Lillian J. Perry *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 to the two notes described above and assumed by grantees.

And We, Minnie Ethal Hunter and Hazel Hunter Warren *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* C. E. Perry and wife, Lillian J. Perry, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 12th *day of* September, *19*58, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Minnie Ethal Hunter

Hazel Hunter Warren

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, M. P. Hunter, *a Notary Public in and for said County and State,* Minnie Ethal Hunter and Hazel Hunter Warren, *the within named 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* 12th *day of* September, *19*58.

M. P. Hunter, *Notary Public*

Commission Expires 1-28-1960.