BK 2810

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, W. C. Bryant and wife, Mildred M. Bryant, assume and agree to pay the unpaid principal balance of a note dated November 12, 1956, in the original principal sum of $9,750.00, present balance being $9,326.90, payable to Guaranty Mortgage Company of Nashville in monthly installments of $54.21 each, including principal and interest at the rate of 4½% per annum, and secured by a deed of trust of record in Book 2574, page 597, Register's Office for Davidson County, Tennessee,

WE, Mach H. Taylor and wife, Lenore Clark Taylor, have bargained and sold, and by these presents do transfer and convey unto the said W. C. Bryant and wife, Mildred M. Bryant, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 96 on the Map of Beverly Heights, Section II, as of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 96 fronts 105 feet on the northeasterly side of Torbay Drive and extends back 311.2 feet on the northwesterly line and 375.3 feet on the southeasterly line, to a broken line in the rear on which it measures 227.8 feet.

Being the same property conveyed to Mack H. Taylor and wife, Lenore Clark Taylor, by deed from Homes, Inc., of record in Book 2600, page 467, 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 W. C. Bryant and wife, Mildred M. Bryant, their heirs and assigns, forever.

And we do covenant with the said W. C. Bryant and wife, Mildred M. Bryant, 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 set out above and 1958 taxes which are prorated and assumed by grantees.

And we, Mack H. Taylor and wife, Lenore Clark Taylor, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. C. Bryant and wife, Mildred M. Bryant, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of October, 1958

Mack H Taylor

Lenore Clark Taylor

PG 421