BK 2810

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eight-Hundred-Seventy-One and 25/100, ($871.25)* *DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain promissory note in the original principal sum of Seven Thousand Six-Hundred and 00/100, ($7,600.00) Dollars, executed by Robert Victor Sullivan and wife, Virginia Dale Sullivan and secured by deed of trust executed by Robert Victor Sullivan and wife, Virginia Dale Sullivan to Miller Kimbrough, Trustee, of record in Book 2255, page 55 Register's Office for Davidson County, Tennessee, to secure to Kimbrough-Phillips Company the payment of said note dated March 24, 1954, in the original principal amount of Seven Thousand Six-Hundred and 00/100, ($7,600.00) Dollars, payable in monthly installments, we,

Robert Victor Sullivan and wife, Virginia Sullivan,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Frank E. Stratton and wife, Hildred M. Stratton, 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. 46 on the map of Madison Realty Company's Subdivision of Madison, Tennessee, as of record in Book 547, page 164, Register's Office for said County.

Said Lot No. 46 fronts 50 feet on the north side of Harrington Avenue and runs back between parallel lines 190 feet to a dead end.

Being the same property conveyed to Robert Victor Sullivan and wife, Virginia Dale Sullivan, by deed from Vollie Vex Donoho and wife, Blanche M. Donoho, as of record in Book 2272, page 638, 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 Frank E. Stratton and wife, Hildred M. Stratton, their heirs and assigns, forever.

And we do covenant with the said Frank E. Stratton and wife, Hildred M. Stratton, their heirs and assigns 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 1958 taxes which have been pro-rated and grantees will pay when due, and, the heretofore mentioned deed of trust.

And we, Robert Victor Sullivan and wife, Virginia Dale Sullivan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank E. Stratton and wife Hildred M. Stratton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness _____ hand this 21st day of October, 1958

_____ Robert Victor Sullivan

_____ Virginia Dale Sullivan

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