K 2813

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($1000.00) ONE THOUSAND and ----------
----------00/100 DOLLARS
cash, paid to us by James B. Hagewood, Jr. and wife, Reba Lee Hagewood, together with other valuable and sufficient consideration, the receipt of all of which is hereby acknowledged, together with their assuming and agreement to pay the sum of FOURTEEN THOUSAND FIVE HUNDRED THIRTY TWO AND 86/100 ($14,532.86) DOLLARS to the Security Federal Savings and Loan Association of Nashville, which represents the balance of a loan, evidenced by one promissory Note as of September 28th, 1955, and which is secured by a deed of Trust executed by us, Frank Nichols and wife, Helen Tedder Nichols, to E. A. Covington, Trustee, of record in Book 2465, page 131 at the Register's Office for Davidson County, Tennessee, in accordance with the terms thereof, we, the said Frank Nichols and wife, Helen Tedder Nichols

have bargained and sold, and by these presents do transfer and convey unto the said James B. Hagewood, Jr. and wife, Reba Lee Hagewood, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 174 on the Plan of Bellshire Estates, Section 4, of record in Book 2123, page 113, Register's Office for Davidson County, Tennessee.

Said Lot 174 fronts 150 feet on the westerly side of Devonshire Drive and runs back between lines 273.6 feet on the north line and 294 feet on the south line, to a dead line in the resr on which it measures 151.2 feet.

Being the same property conveyed to Frank Nichols and wife, Helen Tedder Nichols by deed from Alonzo P. Rushing and wife, Vera Belle Rushing of record in Book 2480, page 517, 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 James B. Hagewood, Jr. and wife, Reba Lee Hagewood their heirs and assigns, forever.

And we do covenant with the said James B. Hagewood, Jr. and wife, Reba Lee Hagewood 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 hereinabove stated.)

And We, Frank Nichols and wife, Helen Tedder Nichols do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James B. Hagewood, Jr. and wife, Reba Lee Hagewood, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of November, 1958

Madeline Brunner — Helen Tedder Nichols
Madeline Brunner — Frank Nichols

Madeline C. Brunner
Notary Public
My Commission expires
February 18th, 1961

MADELINE C. BRUNNER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G 217