K 2856

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said grantees of the balance owing under the terms of a deed of trust executed by grantors herein to Herschel Greer, Trustee, of record in Book 2174, page 127, Register's Office for Davidson County, Tennessee, given to secure payment of one note dated April 4, 1953 for the principal sum of $8,950.00 and payable to the order of Guaranty Mortgage Company of Nashville,

William Martin Pride, Jr., and wife, Peggy J. Pride,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Thomas W. McJimpsey and wife, Susie M. McJimpsey,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Carolann Acres, as of record in Book 2083, page 30, Register's Office for said County.

Said Lot No. 5 fronts 60 feet on the easterly side of 26th Avenue North and runs back between lines, 231.3 feet on the southerly line and 231.4 feet on the northerly line, to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to William Martin Pride, Jr., and wife, Peggy J. Pride, by deed from Sylvan Homes, Inc., a Tennessee corporation, of record in Book 2141, page 365, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 19 day of November, 1958

x William Martin Pride Jr.

x Peggy J. Pride

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named William Martin Pride, Jr., and wife, Peggy J. Pride, the bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within instruments for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 19th day of November, 1958

WAYNE HAMMONTREE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 10-14-60

Wayne Hammontree
Notary Public

Nashville Title Co.

WARRANTY DEED

From 8222 William Martin Pride, Jr., et ux

To Thomas W. McJimpsey

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1st day of DEC A.D. 1958
at 3:35 o'clock P.M. Page 12 No.
Noted in Book Page
Recorded in Book Fee $2.00
Recording Fee
JAMES P. WILSON, Register
By M C Straley

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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