K 2857

For and in consideration of the sum of - - - - - - - Three Hundred And No/100 - - - - - - - - - - - - - - - - - - ($300.00) - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we

Leonard P. Hoyal and wife, Ruth M. Hoyal,

have bargained and sold, and by these presents do transfer and convey unto the said Walter Raymond Byrd and wife, Bessie Leona Byrd, 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. 8 on the Plan of Hailey's Subdivision of Part of Block 5 of G. T. Sheegog's Subdivision at Bordeaux, of record in Book 547, page 155, Register's Office for said County.

Said Lot No. 8 fronts 75 feet on the southwesterly side of River Drive and runs back between lines, 174 feet on the northwesterly line, along the southeasterly line of Lot 5, and 170 feet on the southeasterly line, along the northwesterly line of Lot No. 9, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Leonard P. Hoyal and wife, Ruth M. Hoyal by deed from Malvin Homes, Inc., of record in Book 2747, page 149, 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 Walter Raymond Byrd and wife, Bessie Leona Byrd, their heirs and assigns, forever.

And we do covenant with the said Walter Raymond Byrd and wife, Bessie Leona Byrd, 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 first mortgage loan to First Federal Savings & Loan Association.

And we, Leonard P. Hoyal and wife, Ruth M. Hoyal, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter Raymond Byrd and wife, Bessie Leona Byrd, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of December, 1958

Leonard P. Hoyal

Ruth M. Hoyal

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth Lamb, a Notary Public in and for said County and State, the within named Leonard P. Hoyal and wife, Ruth M. Hoyal, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of December, 1958

Ruth Lamb
Notary Public

Commission expires April 26, 1959

9041

WARRANTY DEED

FROM Leonard P. Hoyal and wife, Ruth M. Hoyal

TO Walter Raymond Byrd and wife, Bessie Leona Byrd

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 6 day of DEC A.D. 1958 at 9:17 o'clock A.M.
Recorded in Book 2857 Page 283
Fee $1.10
WILSON, Register

PG 285