BK 2858

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - - - $10.00 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - Ten and no/100 - - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by John R. Compton and wife, Juanita M. Compton, the receipt of which is hereby acknowledged, and in further consideration of the said John R. Compton and wife, Juanita M. Compton assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by George S. Newcom and wife, to Thomas H. Malone, III, Trustee, of record in Book 2530, page 455, to secure The Life & Casualty Insurance Company of Tennessee, one note dated July 2, 1956, for the sum of $12,600.00, with interest at 4½% per annum, both principal and interest payable $70.06 monthly, beginning August 1, 1956, balance due July 1, 1981.

This conveyance is made subject to restrictions filed for record April 25, 1956, in Book 2536, page 228, Register's Office for Davidson County, Tennessee.

We, George S. Newcom and wife, Elfreta June Newcom have bargained and sold, and by these presents do transfer and convey unto the said John R. Compton and wife, Juanita M. Compton 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. 285 on the Plan of Gra-Mar Acres, Section VIII, of record in Book 2331, page 110, Register's Office for said County.
Beginning on the southerly margin of Joyce Lane at the corner of Lots Nos. 284 and 285; thence with the line between said two lots southwardly 228.4 feet; thence south 55° 08' west 40 feet; thence south 88° 24' west 54.3 feet to the corner of Lots Nos. 285 and 286; thence with the line between said two lots northwardly 260 feet to the southerly margin of Joyce Lane; thence with the margin of said Lane, eastwardly 90 feet to the beginning.
Being the same property conveyed to George S. Newcom and wife, Elfreta June Newcom, by deed from Castleman Construction Company, of record in Book 2546, page 77, 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 John R. Compton and wife, Juanita M. Compton their heirs and assigns, forever. And we do covenant with the said John R. Compton and wife, Juanita M. Compton 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., with exception of before mentioned Deed of Trust.
And we, George S. Newcom and wife, Elfreta June Newcom do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John R. Compton and wife, Juanita M. Compton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of December, 1958

George S. Newcom (signature) — George S. Newcom

Elfreta June Newcom (signature) — Elfreta June Newcom

STATE OF ~~TENNESSEE~~ WASHINGTON
~~DAVIDSON~~ KING COUNTY

Personally appeared before me, Frank Q. McKibben, a Notary Public in and for said County and State, the within named George S. Newcom and wife, Elfreta June Newcom the bargainer S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Seattle, ~~Tennessee~~, this 11th day of December 19 58

Commission expires November 23, 1960. Frank Q. McKibben (signature) Notary Public

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