K 2860

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of TEN AND 00/100 ($10.00)----------
----------DOLLARS
cash in hand paid by J. P. Parnell and wife, Lucille Parnell, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption and agreement to pay by the said J. P. Parnell and wife, Lucille Parnell, of the unpaid balance, principal and interest, on two promissory notes executed by us, payable to the order of Dr. Barney Brooks and wife, Edith Brooks, dated December 15, 1951--one in the principal sum of $5,000.00 payable in monthly installments of $53.04 each, including both principal and interest at the rate of 5% per annum; and the other in the principal sum of $7,000.00 due and payable February 1, 1962, with interest at the rate of 5% per annum, payable monthly beginning January 1, 1952, and secured by a vendor's lien retained in a certain installment deed, of record in Book 2031, page 174, Register's Office for Davidson County, Tennessee,

we, James W. Gray and wife, Evelyn L. Gray,
have bargained and sold, and by these presents do transfer and convey unto the said J. P. Parnell and wife, Lucille Parnell, 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. 21 of Block No. 3 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 21 fronts 60 feet on the northerly side of Acklen Avenue and runs back between parallel lines 157.13 feet to a dead line.

Being the same property conveyed to James W. Gray and wife, Evelyn L. Gray by deed from Dr. Barney Brooks and wife, of record in Book 2031, page 174, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. P. Parnell and wife, Lucille Parnell, their heirs and assigns, forever.

And we do covenant with the said J. P. Parnell and wife, Lucille Parnell, 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 by aforementioned vendor's lien notes.
And we, James W. Gray and wife, Evelyn L. Gray,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. P. Parnell and wife, Lucille Parnell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of December, 19 58.

James W. Gray
Evelyn L. Gray

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, J. S. Hofstetter, a Notary Public in and for said County and State, the within named James W. Gray and wife, Evelyn L. Gray,
the bargainor 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 Nashville, Tennessee, this 30th day of December, 19 58.

J. S. HOFSTETTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 1960

J. S. Hofstetter
Notary Public

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