K 2860

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $5,750.00.....

.....Fifty Seven Hundred Fifty..... DOLLARS

$500.00 Paid in cash by Horace Armistead and wife, Lillian Murphy Armistead and Jo Ann Armistead, the receipt of which is hereby acknowledged, and for the remaining amount of $5,250.00, the said Horace Armistead and wife, Lillian Murphy Armistead and Jo Ann Armistead, have executed their joint promissory note of evendate for like amount, payable in consecutive monthly installments of $50.00 each, which includes interest and principal, beginning Feb. 1st-59, and like amount due on the same day ofeach succeeding month until said note is paid in full (said note bears interest from date at the rate of 6% per annum), with a lien retained in the hereinafter described property to secure payment of said note,

I, Mrs. Eula B. Boyles (a Widow), have bargained and sold, and by these presents do transfer and convey unto the said Horace Armistead and wife, Lillian Murphy Armistead one-half undivided interest in the hereinafter described property; and ~~the remaining one-half undivided interest in the~~ do transfer and convey to the said Jo Ann Armistead the remaining one-half undivided interest in the hereinafter described property;

~~have bargained and sold, and by these presents do transfer and convey unto the said~~

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 the Easterly half of Lot No. 7 on the Map of J. W. Harris' Subdivision of record in Book 547, page 46, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Harris Street and runs back between lines, 273.5 feet on the easterly line and 269.15 feet on the westerly line, to a dead line on which it measures 50 feet.

Being the same property conveyed to Mrs. Eula B. Boyles (a Widow) by deed from J. F. Rawls and wife, Edna C. Rawls and Ann M. Rawls, of record in Book 1942, page 609, Register's Office for Davidson County, Tennessee.

Provision is here included should any one of the above mentioned payments come due and unpaid, then all the remaining amount due on principal and interest shall be due and payable.

The unpaid balance on the said note shall be protected in full by fire and extended coverage insurance.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Horace Armistead and wife, Lillian Murphy Armistead; and Jo Ann Armistead, their heirs and assigns, forever.

And I do covenant with the said Horace Armistead and wife, Lillian Murphy Armistead; and Jo AnnArmistead that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Mrs. Eula B. Boyles do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Horace Armistead and wife, Lillian Murphy Armistead, and Jo Ann Armistead, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand - this 19th day of Dec., 19 58

Mrs Eula B. Boyles

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