K 2862

WARRANTY DEED

For and in consideration of the sum of ($10.00) Ten and No/100 DOLLARS Cash in hand paid by Joseph W. Hill and wife, Louise Hill and other good and valuable considerations, the receipt of which is hereby acknowledged; and the assumption of and the agreement to pay one note in the principal amount of $7,435.95 recorded in Book 2828, Page 291, R. O.D.C. Said note being payable in monthly installments of $58.74 each, including both principal and interest at the rate of 6% per annum with the next installment falling due February 1, 1959.

We, Alvin L. Escue and George B. Escue *have bargained and sold, and by these presents do transfer and convey unto the said* Joseph W. Hill and wife, Louise Hill *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being part of Lot No. 17 on the Map of Montague Subdivision on Gallatin Pike, as of record in Book 421, Page 129, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 23, 1954, as follows: Beginning on the northeasterly margin of East Palestine Boulevard at a point north 54 degrees 30 minutes west 107 feet from the line between lots Nos. 17 and 18, being the northwesterly line of the property conveyed to Norval Moss and wife, by deed from Alvin L. Escue et al, of record in Book 2810, Page 407, said Register's Office; thence with Moss' northwesterly line northerly and parallel with the southeasterly margin of Fernbank Avenue north 35 degrees 45 minutes east 120 feet; thence north 54 degrees 30 minutes west 108 feet to the southeasterly margin of Fernbank Avenue, as widened; thence with same south 35 degrees 45 minutes west 120 feet to the northeasterly margin of East Palestine Boulevard; thence with same south 54 degrees 30 minutes east 108 feet to the beginning.
Being part of the real property conveyed to Alvin L. Escue and George B. Escue by deed from M. H. Webb and wife, dated February 1, 1958, filed February 7, 1958, and recorded in Book 2737, Page 333, 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 Joseph W. Hill and wife, Louise Hill *their heirs and assigns, forever.*

And we *do covenant with the said* Joseph W. Hill and wife, Louise Hill *that* we *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as herein stated.

And we, Alvin L. Escue and George B. Escue *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph W. Hill and wife, Louise Hill *their heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 10th *day of* January, *19*59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alvin L Escue
George B Escue

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me appeared before me, Mack H. Webb, a Notary Public in and for [illegible] State, Alvin L. Escue and George B. Escue, 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 day of January, 19 59.

Mack H Webb Notary Public

Commission expires 10/24/60

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