BK 2875

WARRANTY DEED G-63428 NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100 ***** DOLLARS ($10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption by the Grantees herein, and their agreement to pay, the principal balance now due, plus future interest, on a certain note, dated January 22, 1959, in the original sum of $6,000.00, payable in monthly installments of $50.64, including interest at 6% per annum, beginning February 22, 1959, payable to the order of Fidelity Federal Savings and Loan Association, secured by a trust deed of record in Book 2891, page 625, Register's Office of Davidson County, Tennessee,

HOWARD W. TAYLOR AND WIFE, EVA B. TAYLOR

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GERALD ELDRIDGE AND WIFE, MARGARET JEAN ELDRIDGE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.

Said Lot No. 83 fronts 100.6 feet on the northerly side of Ben Allen Road, and runs back 315.4 feet on the easterly line and 325.8 feet on the westerly line to a dead line measuring 100 feet thereon.

Being the same property conveyed to Howard W. Taylor and wife, Eva B. Taylor, by deed from Virgil McWhorter, of record in Book 1730, page 215, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 24th day of January, 1959.

Howard W. Taylor

Eva B. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named HOWARD W. TAYLOR AND WIFE, EVA B. TAYLOR

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, the 24th day of January, 1959.

Reau E. Folk Jr.
Notary Public

My commission expires July 23, 1962

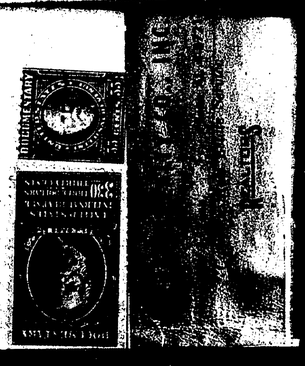
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WARRANTY DEED
MGB&F

From HOWARD W. TAYLOR ET

To GERALD ELDRIDGE ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of FEB A.D. 1959 at 2:33 o'clock P.M.
Noted in Book ____ Page ____
Recorded in Book 2891 Page 625
Recording Fee $2.20
JAMES P. WILSON, Register
By ____



BK 2875 PG 389