K 2877

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 J. C. Spencer and wife, Gladys M. Spencer, the receipt of which is hereby acknowledged, and in further consideration of the said J. C. Spencer and wife, Gladys M. Spencer assuming and agreeing to the terms and conditions of, and the debt secured by an instrument executed by Roy J. Hoskins and wife, to E. A. Covington, Trustee, of record in Book 2382, page 160, to secure Security Federal Savings & Loan Association, a note dated March 9, 1955, for the sum of $12,000.00, with interest at 5½% per annum, both principal and interest payable $82.55 monthly for a period of 240 months, beginning May 1, 1955.

This conveyance is subject to restrictions filed for record prior to February 15, 1950 in Book 1066, page 421, in Book 1086, page 573; and in Book 1081, page 666, Register's Office for Davidson County, Tennessee.

We, Jack R. Ames and wife, Thelma G. Ames
have bargained and sold, and by these presents do transfer and convey unto the said
J. C. Spencer and wife, Gladys M. Spencer
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. 59 on the Map of Sutton Hill Section of Marengo Park, as of record in Book 974, page 67, Register's Office for said County, described as follows:
Beginning at a point in the southerly margin of Sutton Hill Road, the common corner of Lots No. 58 and 59; thence southwardly with the line between Lots No. 58 and 59, 200 feet to the northerly line of Lot No. 25; thence eastwardly with the line between Lots No. 25 and 59, 75 feet to the westerly margin of McNairy Lane; thence northwardly with the westerly margin of same, 180 feet to the beginning of a curve; thence following said curve northwestwardly 31.4 feet to the southerly margin of Sutton Hill Road; thence westwardly with the southerly margin of same, 55 feet to the beginning.
Being the same property conveyed to Jack R. Ames and wife, Thelma G. Ames, by deed from John M. Hall and wife, of record in Book 2856, page 593, 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 J. C. Spencer and wife, Gladys M. Spencer
their heirs and assigns, forever.

And we do covenant with the said J. C. Spencer and wife, Gladys M. Spencer
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 the before mentioned Deed of Trust.
And we, Jack R. Ames and wife, Thelma G. Ames
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. C. Spencer and wife, Gladys M. Spencer
thir heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of February, 19 59

Witness:
E. W. Oakes — Jack R. Ames
X Mrs Irene Hays — Thelma G. Ames

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Jack R. Ames and wife, Thelma G. Ames, 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 17th day of February, 19 59

My commission expires May 16, 1961 — Phillip E Cole, Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE TITLE COMPANY

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