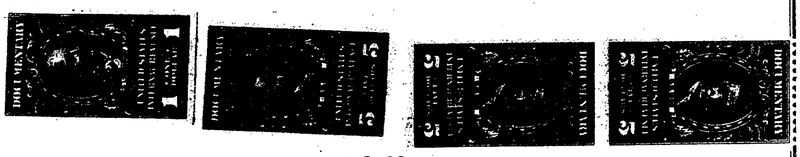
K 2880

17.05 Fed Stamps
23.38 State tax
2 — recording

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($15,250.00)- - - - - - - - - - - - - - - - - - -
FIFTEEN THOUSAND TWO HUNDRED FIFTY & NO/100- - - - - - - - - - - - - - - - DOLLARS

Of which amount $9,210.00 has been paid in cash by James L. O'Connell and wife, Marie B. O'Connell, receipt of which is hereby acknowledged, and for the remainder the said James L. O'Connell and wife, Marie B. O'Connell, have assumed and agree to pay the balance of $6,040.00 due and owing to the Third National Company, on a certain note in the original principal amount of $7,000.00, secured by a Deed of Trust to W. H. Haynes, Trustee, of record in Book 2534, page 429, Register's Office for Davidson County, Tennessee,



We, Theodore Orloff and wife, Helen G. Orloff,

_____ have bargained and sold, and by these presents do transfer and convey unto the said JAMES L. O'CONNELL AND WIFE, MARIE B. O'CONNELL,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 47 on the Plan of Merry Oaks Subdivision, as of record in Book 1635, pages 67 and 68, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 47 fronts 136.8 feet on the easterly side of Blue Hills Road, and extends back between lines, 187.4 feet on the southerly side, and 182.3 feet on the northerly side, to a dead line in the rear, measuring 158.0 feet thereon.

Being the same property conveyed to Theodore Orloff and wife, Helen G. Orloff, by deed from L. R. Boner and wife, Lena Boner, of record in Book 2271, page 195, Register's Office for said County.

1959 taxes have been assumed by grantees.

Possession of property is to be given in 60 days.

Dining room chandelier and window air conditioners are to be removed from property by grantors.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES L. O'CONNELL AND WIFE, MARIE B. O'CONNELL

their heirs and assigns, forever.

And we do covenant with the said James L. O'Connell and wife, Marie B. O'Connell,

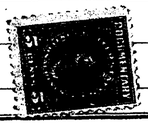
that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for the above mentioned deed of trust.

And We, Theodore Orloff and wife, Helen G. Orloff,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James L. O'Connell and wife, Marie B. O'Connell,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10 th day of March, 1959



x Theodore Orloff

x Helen G. Orloff

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