K 2883

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $9,380.26

Ninety Three Hundred Eighty and 26/100 - - - - - - - - - - - - - - - **DOLLARS**

of which sum, $1,550.00 has been paid in cash by William M. Lampley and wife, Sally Ann Lampley, the receipt of which is hereby acknowledged, and for the balance in the sum of $7,830.26, the grantees assume a loan secured by Deed of trust executed by Hobert Spears and wife, Nancy Spears, to E. E. Murrey, Jr., Trustee, dated May 8, 1957, filed May 9, 1957, and recorded in book 2619, page 551, Register's Office for Davidson County, Tennessee, to secure to Volunteer Federal Savings & Loan Association of Nashville, the payment of a note of even date for $8,500.00, with interest at the rate of 5% per annum, and a service fee of 1% per annum, on the unpaid balance, and said principal, interest and service fee shall be payable in the following manner, to wit: Interest and service fee from date hereof payable on the first day of June, 1957 and the sum of $71.73 on the first day of July, 1957, and the like amount on the first day of each and every month thereafter, until and including the first day of May, 1972, which said monthly payments shall be applied monthly to the payment of interest and service fee, and any amount remaining after payment of such interest and service fee shall be applied in reduction of said principal, and the balance of principal, interest and service fee shall be payable on the first day of June, 1972.

We, Ira Parker, Jr. and wife, Roxie B. Parker have bargained and sold, and by these presents do transfer and convey unto the said William M. Lampley and wife, Sally Ann Lampley, 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. 5 on the Map of Montague Valley of Rest, as of record in book 547, page 38, Register's Office for said County.

Said lot No. 5 fronts 60 feet on the northwesterly side of a Private Drive and runs back 158 feet on the northeasterly line and 139.5 feet on the southwesterly line to a dead line, measuring 57.3 feet thereon.

Being the same property conveyed to Ira Parker, Jr. and wife, Roxie B. Parker by deed from Hobert Spears and wife, Nancy Spears of record in book 2799, page 519, 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 said William M. Lampley and wife, Sally Ann Lampley their **heirs and assigns, forever.**

And we **do covenant with the said** William M. Lampley and wife, Sally Ann Lampley **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 as herein set forth above.

And we, Ira Parker, Jr. and wife, Roxie B. Parker **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William M. Lampley and wife, Sally Ann Lampley, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 30th **day of** March, 1959

Ira Parker Jr.

Roxie B Parker

G 239