K 2904

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of THIRTEEN THOUSAND FIVE HUNDRED SIXTY AND 37/100 ($13,560.37) DOLLARS of which five thousand and no/100 ($5,000.00) Dollars, has been paid in cash by Frank A. Taylor and wife, Gertrude R. Taylor, the receipt of which is hereby acknolwedged, and for the balance in the sum of $8,560.37 the Grantees assume and agree to pay a loan secured by deed of trust executed by R. R. Mincy and wife, Mariam Mincy to E. A. Goodloe, Trustee, dated December 2, 1954, filed December 2, 1954, and recorded in book 2356, page 587, Register's Office for Davidson County, Tennessee, to secure to the Home Federal Savings & Loan Association of Nashville, the payment of a note in the original sum of $10,000.00, to which deed of trust reference is here expressly made,

We, Ezra V. Root and wife, Cyrena M. Root,

have bargained and sold, and by these presents do transfer and convey unto the said Frank A. Taylor and wife, Gertrude R. Taylor, and 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 Lots Nos. 1 and 2 on the Plan of Inglewood Heights Subdivision of the A. J. Coleman property, as of record in book 1424, page 85, Register's Office for Davidson County, Tennessee.
Said lot No. 1 fronts 50 feet on the northerly side of Hayesboro Avenue and runs back between parallel lines 200 feet to a dead line.
Said lot No. 2 fronts 60 feet on the northerly side of Hayesboro Avenue and runs back between paralle lines 170 feet to a dead line.

And being the same property conveyed to the undersigned, Ezra V. Root and wife, Cyrena M. Root, by deed from R. R. Mincy andwife, Mariam Mincy, of record in book 2450, page 573, 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 Frank A. Taylor and wife, Gertrude R. Taylor, and their heirs and assigns, forever.

And we do covenant with the said Frank A. Taylor and wife, Gertrude R. Taylor, 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 1959 taxes, which are assumed by Grantees.

And we, Ezra V. Root and wife, Cyrena M. Root, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank A. Taylor and wife, Gertrude R. Taylor, and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of May, 1959

Ezra V. Root

Cyrena M. Root

G 325