K 2904

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Six thousand seven hundred seventy-two and 85/100 ($6,772.85) **DOLLARS**

of which $600.00 has been paid in cash, and for the balance $6,172.85 have assumed a present mortgage, in the principal amount of $6,172.85, bein of record in Book 2634, page 41, R. O. D. C. Tennessee, said note is payable to I. Barnett, and payable in monthly installments of $50.00 each, includin interest at the rate of 6% per annum on the unpaid principal balance. Monthly payments are to be applied first to payment of interest on the principal, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal until the entire amount is paid in full. ~~The first payment of $50.00 xxxxxxxxxxxxxxxxxx.~~

Margaret Hopkins **have bargained and sold, and by these presents do transfer and convey unto the said** George B. Kittrell and wife Janie B. Kittrell 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. 6 on the G. A. Pickup Subdivision of Plot No. 1 of the Old Cahal Avenue and Northview Avenue, East Nashville, property described as follows:

Beginning at the northwest corner of Lot No. 5, continuing south 123.5 feet to a dead line; thence east on the dead line 70 feet to a corner of Lot No. 7; thence north in parallel line 123.5 feet to Emerson Avenue thence west on Emerson Avenue 70 feet to the starting point. Being the same property conveyed to Maragret Hopkins by deed of record in book 2634, page 41, R. O. D. C. 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 George B. Kittrell and wife Janie B. Kittrell their **heirs and assigns, forever.**

And I **do covenant with the said** George B. Kittrell and wife Janie B. Kittrell **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,** except as above setout, and 1959 taxes which have been assumed.

And I, Margaret Hopkins **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** George B. Kittrell and wife Janie B. Kittrell their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 4th **day of** May, **1959**

Margaret Hopkins

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