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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 cash in hand paid by the grantee herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantee herein assumes and agrees to pay the remaining unpaid balance of a note dated February 8, 1955, executed by the grantors herein, payable to Guaranty Mortgage Company, for the original sum of $13,000.00, with interest at 4½% per annum, both principal and interest payable $65.91 monthly, beginning March 1, 1955, balance due February 1, 1985, and secured by a Deed of Trust of record in Book 2377, page 313, Register's Office for Davidson County, Tennessee; said debt having since been assigned to The Bowery Savings Bank, by instrument of record in Book 2379, page 98, said Register's Office.

we, BUFORD L. HIPPS AND WIFE, LAURA FARRIS HIPPS

have bargained and sold, and by these presents do transfer and convey unto the said GLADYS B. SHERROD, for her sole and separate use, free from the debts and contracts of her present or any future husband, with full power vested in her to sell, mortgage or otherwise convey as if she were a feme sole. her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 77 on the Plan of Brentwood Hall, Section 4, of record in Book 2083, pag 90, Register's Office for said County.
Said Lot No. 77 fronts 98.3 feet on the southerly side of Hogan Road and extends back 163 feet on the easterly line and 164.8 feet on the westerly line to a dead line, measuring 102 feet thereon.
Being the same property conveyed to Buford L. Hipps and wife, Laura Farris Hipps, by deed from Joe Zeitlin and Martin L. Zeitlin, partners, doing business as Martin Construction Company, of record in Book 2342, page 245, said Register's Office.

The above described property is being conveyed subject to Restrictions of record in Book 1788, page 143, in Book 2198, page 3 and in Book 2277, page 413, said Register's Office.
The grantors hereby agree to give possession of said property by July 1, 1959.
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GLADYS B. SHERROD, as hereinabove set-forth her heirs and assigns, forever.

And we do covenant with the said GLADYS B. SHERROD, as hereinabove set-forth 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. as hereinabove set-out.
And we, the grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, as hereinabove set-forth her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of June, 19 59

Buford L. Hipps

Laura Farris Hipps

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Buford L. Hipps and wife, Laura Farris Hipps

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 5th day of June, 19 59

Commission expires April 28, 1962

L. D. Richards
Notary Public

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