BK 2959

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 to us by Agnes Ellis, the receipt of which is hereby acknowledged and other good and valuable considerations including the assumption of grantee herein of an unpaid balance of $9,405.09 due on a note which balance the grantee herein assumes and agrees to pay according to the terms and conditions of a deed of trust executed by Hilyard O. Medlin and wife, to John Murphree, Trustee, of record in Book 2237, page 541, to secure Murphree Mortgage Company a note dated March 8, 1954, for $10,850.00 with interest at 4½% per annum; both principal and interest payable $60.32 monthly, beginning April 1, 1954, balance March 1, 1979. NOTE: By instrument of record in Book 2238, page 111, the above debt was assigned to State Mutual Life Assurance Company.

Escrow account held by Murphree Mortgage Company is hereby transferred to the grantee, and 1959 taxes are hereby assumed by said grantee.

We, Hilyard O. Medlin and wife, Mary E. Medlin,
have bargained and sold, and by these presents do transfer and convey unto the said Agnes Ellis
as feme sole, free from all debts or claims of any future husband,
her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: being Lot 25 on the Plan of Section I, Revised Crieve Hall Estates, of record in Book 1835, pages 122, 123, and 124, Register's Office for said County.
Said Lot 25 fronts 100 feet on the north side of Crieve Road and runs back 205 feet on the west line and 242.9 feet on the east line to a dead line on which it measures 107 feet. Being the same property conveyed to Hilyard O. Medlin and wife, Mary E. Medlin, by deed from Crieve Hall Estates, Inc., of record in Book 2270, page 575, said Register's Office.
Subject to restrictions filed for record May 13, 1952, in Book 2046, page 88, as amended by instrument of record in Book 2396, page 437, The recorded plan shows an Owner's Certificate, a 65-foot set-back line from Crieve Road, and a 10-foot easement for public utilities along the north rear line and the west side line.
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Agnes Ellis her heirs and assigns, forever.

And we do covenant with the said Agnes Ellis 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.

And we, Hilyard O. Medlin and wife Mary E. Medlin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Agnes Ellis her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of September, 19 59

Hilyard O. Medlin
Mary E. Medlin

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Thos. W. Pritchett, a Notary Public in and for said County and State, the within named Hilyard O. Medlin and Mary E. Medlin, the bargainors, 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 9th day of September, 19 59

Commission expires 6-2-62

Thos. W. Pritchett
Notary Public

TENNESSEE TITLE COMPANY

PG 143