K 2961

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of
----------Ten and No/100---------- DOLLARS ($ 10.00),

Cash in hand paid by John E. Hardaway and wife, Mattie Lee Hardaway, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said John E. Hardaway and wife, Mattie Lee Hardaway, of the remaining principal balance in the amount of $6,686.43 owing under the terms of a deed of trust to Louis R. Linx, Trustee, of record in Book 2234, page 169, Register's Office for Davidson County, Tennessee, to secure First Federal Savings & Loan Association of Nashville, an indebtedness fully described therein,

DOCUMENTARY

S. K. Grayson and wife, Frances E. Grayson,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
John E. Hardaway and wife, Mattie Lee Hardaway,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County,
Davidson State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 of Block A on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the northerly side of Neely's Bend Road and runs back between parallel lines 200 feet to a dead line in the rear, including but specifically excluding a strip of land with an average width of 4 feet across the front of said Lot heretofore taken for road widening purposes.

Being the same property conveyed to S. K. Grayson and wife, Frances E. Grayson, by deed from Bob W. Berry and wife, Jeannette B. Berry, as of record in Book 2633, page 583, Register's Office for Davidson County, Tennessee.

The escrow account is hereby transferred and delivered to the purchasers herein.

This conveyance supersedes and makes void articles of agreement between the parties hereto involving the hereinabove described property of record 2633, page 489, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as above described.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 24th day of September, 1959

S. K. Grayson

Frances E. Grayson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Henry K. Buckner, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named S. K. Grayson and wife, Frances E. Grayson, 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 the 24th day of September, 1959.

Henry K. Buckner, Jr.
Notary Public

My commission expires: 4/22/61

G 639