K 2962

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN ($10.00) . . . . . DOLLARS, and other good and valuable considerations paid to us by ALLEN D. DEASON and wife, MARGARET W. DEASON, the receipt of which we do hereby acknowledge, and the assumption and agreement of said ALLEN D. DEASON and wife, MARGARET W. DEASON, to pay and discharge in accordance with its terms a remaining unpaid principal balance of TWENTY-FOUR HUNDRED EIGHT AND 75/100 ($2,408.75) DOLLARS, owing on a certain Vendor's Lien Note dated April 12, 1957, originally in the principal amount of THREE THOUSAND ($3,000) DOLLARS, which said Note is executed by JASPER B. BRUCE and wife, MARION BRUCE, and is payable to HERSCHEL CARL HARPER and wife, CORA BELLE HARPER, and is due and payable in monthly installments of $33.31 each, which includes interest from date at 6% per annum, the last installment of which is to be paid on the 12th day of April, 1967, said installments having been paid through October 12, 1959, the next installment being due and payable on November 12, 1959, and which said Note has been transferred to another party and is now held for collection at the Collection Window of the Nashville Bank & Trust Company, Nashville, Tennessee, and is secured by Installment Deed of record in Book 2643, page 564, Register's Office of Davidson County, Tennessee, We, JASPER B. BRUCE and wife, MARION BRUCE,

have bargained and sold, and by these presents do transfer and convey unto the said Allen D. Deason and wife, Margaret W. Deason, 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 Lot No. 68 on the plan of Williams' First Addition to Edgefield, now East Nashville, of record in Book 21, page 45, said Register's Office for said County.

Said Lot No. 68 fronts fifty (50) feet on the southerly side of Fatherland Street and runs back between parallel lines 210 feet to an alley.

Being the same property conveyed to Jasper B. Bruce and wife, Marion Bruce, by deed from Herschel Carl Harper and wife, Cora Belle Harper, of record in Book 2643, page 564, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Allen D. Deason and wife, Margaret W. Deason, their heirs and assigns, forever.

And We do covenant with the said Allen D. Deason and wife, Margaret W. Deason, 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 by 1959 taxes which have been pro-rated between the parties, and by Nashville City Urban Renewal Laws and City Zoning Laws, and above-described Vendor's Lien.

And We, Jasper B. Bruce and wife, Marion Bruce, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Allen D. Deason and wife, Margaret W. Deason, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of September, 1959.

Jasper B. Bruce

Marion B. Bruce

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