K 2994

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - $10.00 - - - - - - - - - -
- - - TEN AND NO/100 - - - - - - - - - - DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for further consideratinn the grantee herein assumes and agrees to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $8350.00, executed by James R. Neal and wife Janice Ford Neal payable to the order of Guaranty Mortgage Company, dated June 27, 1955 and secured by a deed of trust to Herschel Greer, Trustee, of record in book 2420, page 629, R.O.D.C. Tennessee,

It is agreed between the parties that the escrow account shall be transferred to the purchaser.

we, James R. Neal and wife Janice Ford Neal

~~I~~ have bargained and sold, and by these presents do transfer and convey unto the said Jimmy/Wright, a single man

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 63 on the Map of Laurel Acres Subdivision, as of record in book 2133, page 48, Register's Office for said County.
Said lot No. 63 fronts 98 feet on the westerly side of Malden Drive, and runs back between lines, 282.4 feet on the north line and 212.9 feet on the south line to a line in the rear, measuring 100 feet thereon.
Being the same property conveyed to James R. Neal and wife, Janice Ford Neal, by deed from Donelson Home Builders Inc., of record in book 2438, page 187, 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 Jimmy/Wright his heirs and assigns, forever.

And we do covenant with the said Jimmy G. Wright 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 as above set out.

And we, James R. Neal and wife Janice Ford Neal do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jimmy G. Wright his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of November, 1959

James R. Neal

Janice Ford Neal

G 491