K 2996

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 by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note in the original amount of $9,200.00, dated October 5,1955, executed by the grantors herein, pauable to Guaranty Mortgage Company of Nashville, with interest at 4% per annum, both principal and interest payable $46.64 monthly, and secured by a deed of trust of record in Book 2461, page 485, registers office for Davidson County, Tennessee.

We, James S. Stokeman and Wife Ann M. Stokeman

have bargained and sold, and by these presents do transfer and convey unto the said Effie Lard heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No 39 on the Plan of Section Two, Hurdwood Heights, of record in Book 2330, page 38, Registers Office for said County. Said Lot No,39 fronts 57 feet on the easterly side of Hurdwood Dr. and runs back between lines 180.2 feet on the northerly line and 171.2 feet on the southerly line to a dead line in the rear which is a broken line and measures 60.6 feet thereon.
Being the same property conveyed to Joe Campbell Osborne, and wife Mary L. Osborne, by deed from John U. Wilson and wife, of record in Book 2453, page 1, said Registers Office.

The grantors herein hereby transfer and convey all funds now in escrow held by the Guaranty Mortgage Company of Nashville, to the grantees herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Effie Lard heirs and assigns, forever.

And do covenant with the said Effie Lard that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as hereinabove set out, and by all taxes for 1959, which the grantees, herein assume and agree to pay.

And Effie Lard do further covenant and bind heirs and representatives, to warrant and forever defend the title to the said land to the said Effie Lard heirs and assigns against the lawful claims of all persons, whomsoever.

Witness hand this 17th day of November, 1959

James S. Stokeman

Ann M Stokeman

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