BK 3027

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ---($10.00)---
-- Ten dollars cash and other good and valuable considera---
DOLLARS
Cash in hand paid by William A. Layfield and wife, Thelma B. Layfield, receipt of which is hereby acknowledged and assume the unpaid balance of one certain original amount $8,450.00 dated March 26, 1959 being fully described in Deed of Trust executed by W. E. Hilderbrand and wife, and R. D. Ford and wife, of record in Book 2711, Page 78, R. O. D. C. Tenn.

We, W. E. Hilderbrand and wife, Betty Ann Hilderbrand and R. D. Ford and wife, Ruth Ford

have bargained and sold, and by these presents do transfer and convey unto the said William A. Layfield and wife, Thelma B. Layfield

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

Being lot No. 61 on the map of the subdivision of certain lots of the Home Place, as of record in Book 547, page 72, Register's Office for said County.

Said lot No. 61 fronts 60.5 feet on the west side of North 16th Street, extends back between parallel lines along the North margin of Knowles Alley, 150 feet to an alley.

Being the same property conveyed to W. E. Hilderbrand and wife, Betty Ann Hilderbrand, and R. D. Ford and wife, Ruth Ford, by deed from Robert B. Jones and wife, Margaret Jones, of record in Book 2711, page 78, 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 said William A. Layfield and wife, Thelma B. Layfield **their heirs and assigns, forever.**

And we **do covenant with the said** William A. Layfield and wife, Thelma B. Layfield **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, W. E. Hilderbrand and wife, Betty Ann Hilderbrand, and R. D. Ford and wife, Ruth Ford **do further covenant and bind** ourselves our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William A. Layfield and wife, Thelma B. Layfield **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 2nd **day of** Feb. **, 19**--

R. D. Ford — W. E. Hilderbrand
Ruth Ford — Betty Ann Hilderbrand

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth B. Gaston **, a Notary Public in and for said County and State, the within named** W. E. Hilderbrand and wife, Betty Ann Hilderbrand and R. D. Ford and wife, Ruth Ford

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 office, this 2nd **day of** Feb. **, 19**--

Commission expires July 23, 1962

Ruth B. Gaston
Notary Public

PG 503