K 3067

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, Augustus W. Owens and wife, Elsie Owens, assume and agree to pay the unpaid balance of a note dated January 10, 1957, in the original principal amount of $7,550.00, present balance being $7,133.09, payable to Walter E. Noel & Company in monthly installments of $36.26 each, which includes principal and interest at the rate of 4½% per annum, and secured by a deed of trust of record in Book 2502, page 31, Register's Office for Davidson County, Tennessee,

We, Robert James Hollmon and wife, Delores B. Hollmon, have bargained and sold, and by these presents do transfer and convey unto the said Augustus W. Owens and wife, Elsie Owens, 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. 50 on the Revised Plan of Fisk Park, of record in Book 2502, page 114, Register's Office for said County, described as follows:

BEGINNING at a point in the west margin of 24th Avenue North at the corner of lots Nos. 49 and 50; thence with the line between said lots, westerly 82 feet to a corner of lot No. 54; thence with the line between lots Nos. 54 and 50, northerly 77.7 feet to the south margin of Hammond Drive; thence with the margin of the same, easterly 62 feet to the beginning of a curve; thence around said curve, southeasterly 31.4 feet to the west margin of 24th Avenue North; thence with the margin of the same, southerly 57.5 feet to the point of beginning.

Being the same property conveyed to Robert James Hollmon and wife, Delores B. Hollmon, by deed from Ajax Development Company, of record in Book 2634, page 537, 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 Augustus W. Owens and wife, Elsie Owens, their heirs and assigns, forever.

And we do covenant with the said Augustus W. Owens and wife, Elsie Owens, 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 1960 taxes which are assumed by the grantees.

And we, Robert James Hollmon and wife, Delores B. Hollmon, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Augustus W. Owens and wife, Elsie Owens, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 21ST day of April, 1960

Robert James Hollmon

Delores B. Hollmon

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