K 3132

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 consideration, the receipt of all of which is hereby acknowledged and the further consideration that the grantees, Orville O. Hayes, and wife, Ruby H. Hayes, have assumed and agreed to pay the unpaid balance of a note dated August 23, 1955 in the orginal principal sum of $4,650.00 payable to Fannie A. Neely in monthly installments of $45.00 each and secured by a vendor's lien retained in the deed, of record in Book 2447, page 553, Register's Office for Davidson County, Tennessee,

We, Ronald G. Sloan and wife, Mary R. Sloan, **have bargained and sold, and by these presents do transfer and convey unto the said** Orville O. Hayes and wife, Ruby H. Hayes, 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. 4 of Block "G" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 4 fronts 56 feet on the easterly side of Idlewild Avenue and runs back between lines, 138.5 feet on the northerly line and 138.5 feet on the southerly line to a dead line measuring 56 feet thereon.

Being the same property conveyed to Ronald G. Sloan and wife, Mary R. Sloan, by deed from Fannie A. Neely, a widow, of record in Book 2447, page 553, 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 Orville O. Hayes and wife, Ruby H. Hayes, their **heirs and assigns, forever.**

And grantors **do covenant with the said** Orville O. Hayes and wife, Ruby H. Hayes **that** they 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 prorated and assumed by grantees.

And we, the said grantors **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Orville O. Hayes and wife, Ruby H. Hayes, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 29th **day of** September, 19 60

Ronald G. Sloan

Mary R. Sloan

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