BK 3159

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - $10.00 - - - - - - - - - - - - - - -

- Ten and no/100 - - - - - - - - - - -DOLLARS and other good and valuable considerations, cash in hand paid by Jack Sugg and wife, Elizabeth S. Sugg, the receipt of which is hereby acknowledged, and in further consideration of the said Jack Sugg and wife, Elizabeth S. Sugg, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Everett W. Harvell and wife, Barbara Graves Harvell, to Herschel Greer, Trustee, of record in Book 2376, page 17, said Register's Office, to secure Guaranty Mortgage Company the payment of a note dated January 31, 1955, in the principal sum of $12,000.00, payable in monthly installments of $66.72 each, including principal and interest at the rate of 4½% per annum, beginning March 1, 1955, balance February 1, 1980.

This conveyance is made subject to restrictive covenants of record in Book 2271, page 541, said Register's Office.

We, Everett W. Harvell and wife, Barbara Graves Harvell have bargained and sold, and by these presents do transfer and convey unto the said Jack Sugg and wife, Elizabeth S. Sugg their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Walnut Grove Subdivision, as of record in Book 2133, page 87, Register's Office for said County.

Said Lot No. 18 fronts 86 feet on the westerly side of Barker Road and runs back between parallel lines 134.5 feet to a dead line.

Being the same property conveyed to Everett W. Harvell and wife, Barbara Graves Harvell, by deed from C. M. Russell and wife, Hollie Mae Russell, of record in Book 2341, page 123, 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 Jack Sugg and wife, Elizabeth S. Sugg their heirs and assigns, forever.

And we do covenant with the said Jack Sugg and wife, Elizabeth S. Sugg 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, with the exception of the before mentioned Deed of Trust.

And we, Everett W. Harvell and wife, Barbara Graves Harvell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jack Sugg and wife, Elizabeth S. Sugg their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of November, 1960

Everett W. Harvell (signature)
Everett W. Harvell

Barbara Graves Harvell (signature)
Barbara Graves Harvell

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