K 3162

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $9,009.22

NINE THOUSAND NINE AND 22/100---------- DOLLARS

OF WHICH SUM, $1,381.65 HAS BEEN PAID IN CASH BY J. F. RHODES AND WIFE, SARAH RHODES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE IN THE SUM OF $7,627.57, THE GRANTEES ASSUME A LOAN SECURED BY DEED OF TRUST TO MILLER KIMBROUGH, TRUSTEE, FROM HERMAN H. CROTZER, JR. TO SECURE ONE NOTE IN THE ORIGINAL AMOUNT OF $8750.00 PAYABLE TO KIMBROUGH-PHILLIPS COMPANY IN MONTHLY INSTALLMENTS OF $48.64 EACH BEGINNING SEPTEMBER 1, 1955, AND CONTINUING MONTHLY UNTIL PAID OF RECORD IN BOOK 2426, PAGE 527, R.O.D.C., TENNESSEE.

WE, THOMAS V. HILTON AND MOTHER, DELIA HILTON

have bargained and sold, and by these presents do transfer and convey unto the said J. F. RHODES AND WIFE, SARAH RHODES, 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. 8 ON THE MAP OF ARCHWOOD ACRES, SECTION II, OF RECORD IN BOOK 2331, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 8 FRONTS 110 FEET ON THE EAST SIDE OF MYATT DRIVE AND RUNS BACK 368 FEET ON THE NORTH LINE AND 377.6 FEET ON THE SOUTH LINE TO A BROKEN LINE IN THE REAR AND MEASURES 148.33 FEET THEREON.
BEING THE SAME PROPERTY CONVEYED TO THOMAS V. HILTON AND WIFE, IRENE S. HILTON BY INSTALLMENT DEED FROM HERMAN H. CROTZER ET UX OF RECORD IN BOOK 2702, PAGE 454, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND IN DELIA HILTON, A ONE-HALF UNDIVIDED INTEREST MADE BY IRENE S. HILTON WHO HAS CONVEYED HER INTEREST OF RECORD IN BOOK 3159, PAGE 477, 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 J. F. RHODES AND WIFE, SARAH RHODES THEIR heirs and assigns, forever.

And WE do covenant with the said J. F. RHODES AND WIFE, SARAH RHODES 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 HEREIN SET FORTH.

And WE, THOMAS V. HILTON AND MOTHER, DELIA HILTON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said J. F. RHODES AND WIFE, SARAH RHODES THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 1ST day of DECEMBER 1960

Thomas V Hilton

Delia Hilton

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