K 3162

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of FOUR HUNDRED FIFTY AND NO/100---------- ---------- ($ 450.00) ---------- DOLLARS

Cash in hand paid by T. Herschel Hudgins, the receipt of which is hereby acknowledged,

we, Clarence Van Fly and wife, Evelyn Stacy Fly, have bargained and sold, and by these presents do transfer and convey unto the said T. Herschel Hudgins his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lot No. 5 of Block No. 26 on the Plan of Plummer Place in West Nashville, as of record in Book 161, Page 39, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the easterly side of Chamberlain Avenue, formerly 38th Avenue, North, or Center Street, and runs back between parallel lines 151.5 feet, more or less, to an alley.

Being the same property conveyed to Clarence Van Fly and wife, Evelyn Stacy Fly, by deed from Oakmont Development Company, dated July 10, 1958, filed July 11, 1958, of record in Book 2796, Page 187, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the unpaid balance of a note payable to Guaranty Mortgage Company of Nashville in the original principal sum of $8,100.00 and secured by a deed of trust executed by Clarence Van Fly and wife, Evelyn Stacy Fly, to Herschel Greer, Trustee, of record in Book , Page , said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. Herschel Hudgins his heirs and assigns, forever.

And we do covenant with the said T. Herschel Hudgins 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, Clarence Van Fly and wife, Evelyn Stacy Fly, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said T. Herschel Hudgins his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15 day of November, 19 60

Clarence Van Fly

Evelyn Stacy Fly

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