K 3166

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, Elmer H. Mayo and wife, Sarah L. Mayo, have assumed and agreed to pay the unpaid balance of a note dated August 1, 1960, in the original principal sum of $10,250.00, which is the present balance, payable to Fidelity Federal Savings and Loan Association in monthly installments and secured by a deed of trust of record in Book 3111, page 141, Register's Office for Davidson County, Tennessee,

We, A. D. Sullins and wife, Mary Inez Sullins,

have bargained and sold, and by these presents do transfer and convey unto the said Elmer H. Mayo and wife, Sarah L. Mayo, 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. 31 of Block "D" on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in book 843, page 7, Register's Office for said County.

Said Lot No. 31 fronts 46.3 feet on the westerly side of Gallavista Avenue and extends back between lines, 220 feet on the northerly line and 221.3 feet on the southerly line, along the northerly margin of Emmett Avenue, to a dead line in the rear on which it measures 21.4 feet, more or less.

Being the same property conveyed to A. D. Sullins and wife, Mary Inez Sullins, by deed from T.W. Crandell and W. B. Williams, d/b/a Crandell & Williams (a partnership), of record in book _____, page_____, 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 Elmer H. Mayo and wife, Sarah L. Mayo, their heirs and assigns, forever.

And we do covenant with the said Elmer H. Mayo and wife, Sarah L. Mayo 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 forth.

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 Elmer H. Mayo and wife, Sarah L. Mayo, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of November, 1960

A. D. Sullins

Mary Inez Sullins

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