K 3180

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 grantee, Walter Stewart, has assumed and agreed to pay the unpaid balance of a note dated January 6, 1956, in the original principal sum of $7,950.00, unpaid balance assumed being in the amount of $6,513.79, said note being payable to Murphree Mortgage Company in monthly installments and secured by a deed of trust of record in Book 2231, page 133, Register's Office for Davidson County, Tennessee,

we, Elvis E. Minis and wife, Anna Christine Minis, have bargained and sold, and by these presents do transfer and convey unto the said Walter Stewart, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 245 and 246 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lots Nos. 245 and 246 front together 60 feet on the easterly side of North Seventh Street and run back between parallel lines 165 feet to an alley in the rear and measures 60 feet thereon.

Being the same property conveyed to Elvis E. Minis and wife, Anna Christine Minis, by deed from D. C. Bobbitt and wife, Frances Thach Bobbitt, of record in Book 2244, page 486, Register's Office for Davidson County, Tennessee.

Grantors hereby transfer, convey and assign unto the said grantee all their right, title and insterest in and to the Escrow Account now held by Murphree Mortgage Company.

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

And we do covenant with the said Walter Stewart 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 1961 taxes which are assumed by the grantee.

And we, Elvis E. Minis and wife, Anna Christine Minis, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter Stewart, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7 day of February, 1961

Elvis E. Minis

Anna Christine Minis

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