K 3182

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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

Ten and no/100 ----------DOLLARS

Cash and other good and valuable considerations in hand paid by the grantees herein, the receipt of which is hereby acknowledged; and the assumption of a balance of a note secured by deed of trust of record in Book 2756, page 509, said Register's Office, to secure to Guaranty Mortgage Company of Nashville, the payment of a note dated March 4, 1958, in the original principal amount of $14,700.00 payable in monthly installments of $74.23 each, including principal and interest and the rate of 4½% per annum.

WE, H. M. PARKER AND WIFE, ELIZABETH ERLENE PARKER have bargained and sold, and by these presents do transfer and convey unto the said B. G. DILDY AND WIFE, BARBARA DILDY

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. 319 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, pages 115 and 116, Register's Office for said County.

Said Lot No. 319 fronts 151 feet on the westerly side of Sussex Drive and runs back 272.8 feet on the northerly line and 253 feet on the southerly line, to a dead line in the rear, measuring 111 feet thereon.

Being the same property conveyed to H. M. Parker and wife, Elizabeth Erlene Parker by deed from Forrest B. Tolbert and wife, of record in Book 2878, page 321, Register's Office for said County.

This conveyance is made subject to restricted covenants and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B. G. Dildy and wife, Barbara Dildy, their heirs and assigns, forever.

And we do covenant with the said B. G. Dildy and wife, Barbara Dildy 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 stated.

And we, H. M. Parker and wife, Elizabeth Erlene Parker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said B. G. Dildy and wife, Barbara Dildy their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of February, 19 61

H. M. Parker

Elizabeth Erlene Parker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John R. Webb, a Notary Public in and for said County and State, the within named H. M. Parker and Elizabeth Erlene Parker

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of February, 19 61

Commission expires February 25, 1963

John R. Webb
Notary Public

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