K 3185

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, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, Joseph Lee Blair and wife, Fannie Lue Blair, have assumed and agreed to pay the unpaid balance of $6,301.82 of a note dated May 12, 1958 in the original principal sum of $6,700.00, payable to Lovell & Malone, Inc., in monthly installments, and secured by a deed of trust of record in Book 2767, page 221, Register's Office for Davidson County, Tennessee,

we, Charles C. Cole and wife, Maude Cole, have bargained and sold, and by these presents do transfer and convey unto the said Joseph Lee Blair and wife, Fannie Lue Blair, 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. 153 and the southerly 14 feet of Lot No. 154 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lot and part of lot adjoin and front together 45 feet on the easterly side of North Sixth Street and run back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Charles C. Cole and wife, Maude Cole, by deed from Calvin S. Duke and wife, Edith Duke, of record in Book 2748, page 459, Register's Office for Davidson County, Tennessee.

We, the said grantors, do hereby transfer, assign and convey unto the said grantees all our right, title and interest in and to the funds now held in escrow account by Lovell & Malone, Inc.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph Lee Blair and wife, Fannie Lue Blair, their heirs and assigns, forever.

And grantors do covenant with the said Joseph Lee Blair and wife, Fannie Lue Blair that they 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 grantees.

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 Joseph Lee Blair and wife, Fannie Lue Blair, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of March, 19 61

Charles C Cole

Maude Cole

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