3247

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $10.00 - (Ten & No/100)- - - - - - - - - - - - - - - DOLLARS Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is herein acknowledged; and John H. Laux and wife, Cornelia Elam Laux, do assume and agree to pay unpaid balance on a loan in the sum of $18,202.10, payable to First Mortgage Company of Nashville, Tenn., which loan is of record in Book 2856, Page 109, Register's Office, Davidson County, Tenn.

J. L. HAMILTON AND WIFE, NANCY P. HAMILTON,

have bargained and sold, and by these presents do transfer and convey unto the said John H. Laux and wife, Cornelia Elam Laux,

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. 42 on the Plan of Madison Heights Subdivision, Section II, Part II, as of record in Book 2133, Page 83, Register's Office, said County.

Said lot fronts 17[illegible] feet on the North side of Berwick Trail, and runs back between parallel lines 230 feet to a dead line.

Being the same property conveyed to J. L. Hamilton and wife, Nancy P. Hamilton, by deed from August H. Ruppel and wife, of record in Book 2856, Page 109, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2241, Page 2[illegible], said Register's Office; and to easements and setback lines as shown on plan of record in Book 2133, Page 83, said Register's Office. This conveyance includes transfer of Escrow account to grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John H. Laux and wife, Cornelia Elam Laux, their heirs and assigns, forever.

And we do covenant with the said John H. Laux and wife, Cornelia Elam, Laux, 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 1961 taxes, which have been prorated and are assumed by Grantees.

And J. L. Hamilton and wife, Nancy P. Hamilton,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John H. Laux and wife, Cornelia Elam Laux, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of June, 1961

J. L. Hamilton

[illegible]

STATE OF ~~TENNESSEE~~ Illinois
~~DAVIDSON~~ Kendall COUNTY

Personally appeared before me, Clinton M Howard, a Notary Public in and for said County and State, the within named J. L. Hamilton and wife, Nancy P. Hamilton

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 Delaware, ~~Nashville~~, ~~Tennessee~~, this 5th day of June 1961

Commission expires August 1, 1962 — Clinton M Howard, Notary Public

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