K 3248

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 for the further consideration that the grantees, Earl W. Huffine and Marshall Summer, Jr., have assumed and agreed to pay the unpaid principal balance of a note dated May 7, 1959, in the original principal amount of $12,650.00, payable to the order of Fidelity Federal Savings and Loan Association, in monthly installments of $244.57 each, including principal and interest at the rate of 5% per annum, plus 1% per annum service charge, and secured by a deed of trust executed by Walter B. Williams and wife, Margie L. Williams, to Louis Leftwich, Jr., Trustee, of record in Book 2920, page 429, said Register's Office.

We, Walter B. Williams and wife, Margie L. Williams, have bargained and sold, and by these presents do transfer and convey unto the said Earl W. Huffine and Marshall Summer, Jr., d/b/a Huffine and Summer, 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. 15 of Block "A" on the Plan of Inglewood Golf Club Subdivision, of record in Book 843, page 65, Register's Office for said County.

Said Lot No. 15 fronts 60 feet on the southerly side of Golf Club Lane, and extends back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Walter B. Williams and wife, Margie L. Williams, by deed from Floyd Ackisson and E. L. Radabaugh, of record in Book 2904, page 409, 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 Earl W. Huffine and Marshall Summer, Jr., d/b/a Huffine and Summer, their heirs and assigns, forever.

And we do covenant with the said Earl W. Huffine and Marshall Summer, Jr., d/b/a Huffine and Summer, 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., with the exception of the indebtedness as hereinabove set out and all taxes for the year 1961 which have been pro-rated and assumed by the grantees herein.

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 Earl W. Huffine and Marshall Summer, Jr. d/b/a Huffine and Summer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13 day of June, 1961

Margie L. Williams

Walter B. Williams

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