K 3248

For and in consideration of the sum of ----------($10.00)----------
----------TEN AND NO/100---------- DOLLARS ($10.00),

cash in hand paid by William Jennings Taylor and wife, Mildred Virginia Taylor and other good and valuable considerations the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said William Jennings Taylor and wife, Mildred Virginia Taylor, of the remaining principal balance owing under the terms of a deed of trust executed by Grantors herein to Herschel Greer, Trustee, of record in Book 2756, page 25, Register's Office for Davidson County, Tennessee, to secure Guaranty Mortgage Company an indebtedness therein fully described.

we, Jack Valentine Hayes and wife, Wilma Jeanne Shawl Hayes,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William Jennings Taylor and wife, Mildred Virginia Taylor

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15, Block 27, on the Subdivision of Plummer Place as of record in Book 161, page 30, Register's Office for said County, described according to a loan survey by Hal R. Swann, Jr., Surveyor, dated February 8, 1958.

Said Lot 15 fronts 50 feet on the westerly side of 38th Avenue North, formerly Chamberlain Street, and runs back between parallel lines 154 feet more or less to an alley.

Being the same property conveyed to Jack V. Hayes and wife, Wilma Jeanne Shawl Hayes, by deed from Richland Development Company, a Tennessee corporation, of record in Book 2739, page 499, said Register's Office.

Jack Valentine Hayes and Jack V. Hayes are one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 16 day of June, 1961.

Jack Valentine Hayes

Wilma Jeanne Shawl Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M. L. Randall, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jack Valentine Hayes and wife, Wilma Jeanne Hayes Shawl Hayes

the bargainor(s), 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 Nashville, Tennessee, this, the 16 day of June, 1961.

M. L. Randall
Notary Public

My commission expires: Nov 2-1963

14563

WARRANTY DEED

From Jack Valentine Hayes and wife, Wilma Jeanne S. Hayes

To William Jennings Taylor and wife, Mildred Virginia Taylor

DOCUMENTARY

JUN 2:59

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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