K 3252

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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 the further consideration that the grantee, Nolan H. Loard, Jr., has assumed and agreed to pay the unpaid balance of a note dated August 19, 1960, in the original principal sum of $11,950.00, payable in monthly installments to Murphree Mortgage Company, and secured by a deed of trust of record in Book 3115, page 307, Register's Office for Davidson County, Tennessee,

We, Ewin L. Herman and wife, Josie A. Herman, have bargained and sold, and by these presents do transfer and convey unto the said Nolan H. Loard, Jr., his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 26 on the Plan of Southwood Subdivision, of record in Book 2663, page 125 and 126, Register's Office for said County.

Said Lot No. 26 fronts 88 feet on the north side of Brewer Drive, and runs back 300 feet on the west line and 313.7 feet on the east line, to a dead line in the rear on which it measures 84 feet.

Being the same property conveyed to Ewin L. Herman and wife, Josie A. Herman, by deed from Hillview Company, of record in Book 3127, page 151, 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 Nolan H. Loard, Jr., his heirs and assigns, forever.

And we do covenant with the said Nolan H. Loard, Jr. 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 set forth above.

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 Nolan H. Loard, Jr., his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of July, 1961

Ewin L Herman

Josie A Herman

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