K 3371

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(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

**WARRANTY DEED**

**For and in consideration of the sum of $** 10.00 **DOLLARS**

TEN AND NO/100

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated November 1st 1957, executed by the grantors herein, payable to Collateral Investment Company, for the original sum of $8,750.00, with interest at 4½% per annum, both principal and interest payable in monthly installments of $43.34 each, beginning the first day of November, 1957 and continuing monthly until fully paid, this note is secured by a Deed of Trust of record in Book 2670, Page 19, Register's Office for Davidson County, Tennessee.

We, G. W. Hire and wife, Lula Mae Hire

**have bargained and sold, and by these presents do transfer and convey unto the said**

Earl E. Shoemaker and wife, Nannie Shoemaker

**their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Being land in Davidson County, Tennessee, being Lot No. 47 on the Map of Goodlettsville Heights, Section 2, as of record in Book 1424, pages 120 and 121, Register's Office for said County.

Said Lot No. 47 fronts 70 feet on the easterly side of Moss Trail Road and runs back 221 feet on the northerly line and 231 feet on the southerly, to the westerly right-of-way of the L & N Railroad, measuring 124 feet thereon.

Being the same property conveyed to G. W. Hire and wife, Lula Mae Hire by deed from Geneva J. Nixon Whaley of record in Book 3342, page 185, Register's Office for said County.

**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 E. Shoemaker and wife, Nannie Shoemaker **their heirs and assigns, forever.**

**And** we **do covenant with the said** Earl E. Shoemaker and wife, Nannie Shoemaker **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.**

**And** we G. W. Hire and wife, Lula Mae Hire **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 E. Shoemaker and wife, Nannie Shoemaker **their heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hands this** 23rd **day of** February, 1962

Lula Mae Hire  G. W. Hire

**STATE OF TENNESSEE**
**DAVIDSON COUNTY**

**Personally appeared before me,** B. B. Hearn, **a Notary Public in and for said County and State, the within named** G. W. Hire and wife, Lula Mae Hire

**the bargainor S**, with whom I am personally acquainted, and who acknowledged that they **executed the within instrument for the purpose therein contained. Witness my hand and official seal at** Madison, Tennessee, this 23rd day of February, 1962

**Commission expires** May 19, 1962

B. B. Hearn
**Notary Public**

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