K 3436

For and in consideration of the sum of $ 10.00

TEN AND NO/100----------DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further considerationthat the Grantees herein assume and agree to pay the remaining unpaid balance of two notes dated December 16, 1949, executed by the Grantors herein, payable to Prudential Insurance Company of America; the first note being for the original sum of $6,000.00, with interest at 4½% per annum, both principal and interest payable $33.38 monthly, beginning January 1, 1950, balance December 1, 1974; and secured by a Deed of Trust of record in Book 1794, page 309; the second note being for the original sum of $1200.00, with interest at 4% per annum, both principal and interest payable $6.34 monthly, beginning January 1, 1950, final December 1, 1974, and secured by a Deed of Trust of record in Book 1794, page 309, Register's Office for Davidson County, Tennessee

we, EWING C. JORDAN AND WIFE, MILDRED H. JORDAN

have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. BURKLIN AND WIFE, GLADYS C. BURKLIN

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. 44 on the Map of Happy Valley, Section C, not of record and described according to a survey made by T. J. Wilkinson, Surveyor, Sept. 2, 1949, as follows: BEGINNING on the southerly margin of Bobby Avenue at a point 475 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 43 and 44; thence with the line between said two lots, southwardly 140 feet to the northerly line of the McDonald land; thence with said line, eastwardly 75 feet to the corner of Lots 44 and 45; thence with the line between said two lots, northwardly 140 feet to the southerly margin of Bobby Avenue; thence with said Avenue westwardly 75 feet to the beginning.

Being the same property conveyed to Ewing C. Jordan and wife, Mildred H. Jordan, by deed from Otis D. McMurtry and wife, as of record in Book 1782, page 283, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES R. BURKLIN AND WIFE, GLADYS C. BURKLIN

their heirs and assigns, forever.

And we do covenant with the said JAMES R. BURKLIN AND WIFE, GLADYS C. BURKLIN 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 hereinabove set out. And we, the 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 Grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of September, 1952

Ewing C. Jordan
Ewing C. Jordan

Mildred H. Jordan
Mildred H. Jordan

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Ewing C. Jordan and wife, Mildred H. Jordan 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 2nd day of October, 1952.

Commission expires [illegible], 1953.

L. D. Richards
Notary Public

TENNESSEE TITLE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
OCT 3 1952
4:02 o'clock P.M.
Recorded in Book 1823 Page 222
Recording Fee 2.00
Witness my hand
Register
By [illegible] D.C.
Deputy Reg.

MAIL TO IN TENN. TITLE CO. BOX

Warranty Deed

G-155447 mrs

From

EWING C. JORDAN, ET UX

To

JAMES R. BURKLIN, ET UX

Bobby Ave.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

2435

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