K 3458

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($ 10.00), cash in hand paid by the grantees herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain Deed of Trust executed by Richard J. Thoma and wife, Marion J. Thoma, to Charles F. Lovell, Trustee, of record in Book 2892, page 45, Register's Office for Davidson County, Tenn. to secure to Lovell & Malone, Inc., the payment of one note dated January 16, 1959, in the original principal amount of $12,100.00, payable in monthly installments of $66.91 each, including principal and interest at the rate of 5½% per annum, beginning February 1, 1959, balance January 1, 1989, which said unpaid balance the said grantees herein do hereby assume and agree to pay, we

SAM H. MORGAN AND WIFE, W. FAYE MORGAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

EDGAR T. HUTCHISON, JR., AND WIFE, MAEOLA HUTCHISON

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. 17 on the Map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for said County.

Said Lot No. 17 fronts 75 feet on the southerly side of Lorraine Avenue, and runs back 191.8 feet on the easterly line and 190.8 feet on the westerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Sam H. Morgan and wife, W. Faye Morgan, by deed from Richard J. Thoma and wife, Marion J. Thoma, of record in Book 2958, page 99, 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 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., except as stated above, and taxes for 1962, which have been prorated and assumed by the buyers.

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 5th day of October 1962

W. Faye Morgan

Sam H. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sam H. Morgan and W. Faye Morgan

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 Madison, Tennessee, this the 5th day of October 1962

Betty S. Sawlock
Notary Public

My commission expires: Oct 30, 1965

12.75 27816

WARRANTY DEED

From SAM H. MORGAN AND WIFE, W. FAYE MORGAN

To EDGAR T. HUTCHISON, JR. AND WIFE, MAEOLA HUTCHISON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of OCT A.D. 1962 at 9:22 o'clock A M.
Noted in Book 03 Page 45
Recorded in Book ___ Page ___
Recording fee $2.00
Register
By ___ Deputy Reg.

MADISON T
533 Ga
Madison

Mail to - Fidelity Fed. 1903 Acklen

G 503