K 3502

WARRANTY DEED

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

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

Cash paid by JOHN E. GAITHER AND WIFE, MADELINE M. GAITHER, and other good and valuable considerations, the receipt of which is hereby acknowledged, *

---------- BERTHA GIFFORD STEWART, has

bargained and sold, and by these presents do transfer and convey unto the said JOHN E. GAITHER AND WIFE, MADELINE M. GAITHER

their *heirs 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. 1 of Section 1 on the plan of McGaughey Heights, as of record in Book 1835, Page 33, Register's Office for said County.

Said Lot No. 1 fronts 125 feet on the southerly side of Haysboro Avenue and extends back 209.6 feet on the westerly line and 204.8 feet on the easterly line to a dead line, measuring 78.1 feet thereon.

Said property was vested in Bertha Gifford Stewart by decree of record in Minute Book 184, Page 100, Chancery Court at Nashville, in the cause of Bertha Gifford Stewart vs. C. F. Cantrell, et al, Rule No. 80027, a certified copy of which was filed for record March 17, 1959, in Book 2881, Page 138, said Register's Office.

* and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance of $7,235.36, plus future interest on a certain note dated August 18, 1952, in the original principal

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN E. GAITHER AND WIFE, MADELINE M. GAITHER

their *heirs and assigns, forever.*

And I *do covenant with the said* JOHN E. GAITHER AND WIFE, MADELINE M. GAITHER *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* * sum of $10,500.00 payable to Union Trust Company, Inc. in monthly installments of $75.24, including interest at 6% per annum, said note being secured by a Deed of Trust executed by C. F. Cantrell and wife, Effie M. Cantrell to

And BERTHA GIFFORD STEWART, does

further covenant and bind herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* JOHN E. GAITHER AND WIFE, MADELINE M. GAITHER their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 17th *day of* December, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.* * E. A. Covington, Trustee, recorded in Book 2120, Page 623, Register's Office for Davidson County, Tennessee.

Bertha Gifford Stewart
Bertha Gifford Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me O. Kenneth Browning, *a Notary Public in and for said County and State,* Bertha Gifford Stewart

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* December, *19* 62

O. Kenneth Browning *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires 10/30/65

G 499