K 3503

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100- - - - - - - - - - - - - - - - DOLLARS

and other good and valuable consideration cash in hand paid by Durward L. Hall and wife, Mildred H. Hall, receipt of all of which is hereby acknowledged, and in further consideration of the said Durward L. Hall and wife, Mildred H. Hall assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of trust executed by Joseph E. Sweeney and wife, Peggy M. Sweeney to Hershel Greer, Trustee, of record in Book 3013, page 601, Register's Office for Davidson County, Tennessee, to secure payment to Guaranty Mortgage Co., of one note dated November 20th, 1959, in the original principal sum of $12,500.00 payable monthly.

We, Joseph E. Sweeney and wife, Peggy M. Sweeney have bargained and sold, and by these presents do transfer and convey unto the said Durward L. Hall and wife, Mildred H. Hall their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Caldwell Country Estates, Section I, as of record in Book 2663, pages 68 and 69 Register's Office for said County.

Said Lot No. 48 fronts 80 feet on the westerly side of Danby Drive and runs back 390.7 feet on the north line and 323.15 feet on the South line, to a dead line in the rear, measuring 147.6 feet thereon.

Being the same property conveyed to Joseph E. Sweeney and wife, Peggy M. Sweeney by deed from F. L. Eubank and wife, Helen L. Eubank of record in Book 2994, page 485, 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 Durward L. Hall and wife, Mildred H. Hall their heirs and assigns, forever.

And we do covenant with the said Durward L. Hall and wife, Mildred H. Hall 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 of record in Book 3013, page 601, Register's Office for Davidson County, Tennessee.

And we, Joseph E. Sweeney and wife, Peggy M. Sweeney do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Durward L. Hall and wife, Mildred H. Hall, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31 day of January, 1963

Don Goodman — Joseph E. Sweeney

Don Goodman — Peggy M. Sweeney

G 363