K 3531

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($5,943.38)

- - - - - Five Thousand, Nine Hundred Forty-three & 38/100 - - - - - - - - DOLLARS of which the sum of $1,224.96 has been paid in cash by Hilliard O. Frazier and wife, May Ellen Frazier, the Grantees herein, the receipt of which is hereby acknowledged, and for the remainder the said Grantees hereby assume and agree to pay $4,718.42 secured by Deed of Trust executed by Margarett Lee McKinney Woodard to L. A. Newman, Trustee, dated July 12, 1962, filed July 19, 1962, and recorded in Book 3417, Page 555, Register's Office for Davidson County, Tenn., to secure the payment of a note of even date herewith for $4,847.50, now reduced to $4,718.42, payable with interest as specified therein. The next monthly payment of $48.68 plus $11.60 covering Escrow, making a total payment of $60.28 due April 1, 1963, is assumed by the Grantees and is payable to L. A. Newman & Company. The total sum in the Escrow Fund now held by L. A. Newman & Company for the purpose of paying the insurance premium and taxes when due, is to be transferred to the Grantees' credit.

I, Margarett Lee McKinney Woodard,

have bargained and sold, and by these presents do transfer and convey unto the said Hilliard O. Frazier and wife, May Ellen Frazier,

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

Being the south 40 feet of Lot No. 24 in Hobson's First Addition to Edgefield, now East Nashville, as of record in Book 21, page 72, Register's Office for said County.

Said part of Lot No. 24 fronts 40 feet on the westerly side of Eleventh Street and runs back between parallel lines with the south margin of a proposed 10-foot alley, 200 feet, more or less, to an alley in the rear.

Being the same real property conveyed to Hugh McKinney and wife, Margarett Lee McKinney, by deed from S. T. Kerr and wife, dated July 25, 1945, filed August 6, 1945, and recorded in Book 1312, page 47, Register's Office for said County, the said Hugh McKinney having since died and Margarett Lee McKinney having remarried, now being Margarett Lee McKinney Woodard.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hilliard O. Frazier and wife, May Ellen Frazier,

their heirs and assigns, forever.

And I do covenant with the said Hilliard O. Frazier and wife, May Ellen Frazier,

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, except as hereinabove stated, and taxes for the year 1963, which are hereby assumed by the Grantees herein.

And I, Margarett Lee McKinney Woodard,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Hilliard O. Frazier and wife, May Ellen Frazier,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of March, 1963

Margarett Lee McKinney Woodard

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