K 3571

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twelve Thousand Five Hundred ($12,500.00) Dollars, paid and to be paid as hereinafter set forth, we, CARLOS A. McCLOUD AND WIFE, LERA McCLOUD, have this day bargained and sold and by these presents do hereby transfer and convey unto CARRIE A. SISSOM, her heirs and assigns forever, the following described property, as sole and seperate estate with full right to sell or convey with her signature only, to-wit:

Land in Davidson County, Tennessee, being the northerly 75 feet of Lot No. 53, on the Plan of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, page 158, in the Register's Office for said county. Said part of Lot No. 53 fronts 75 feet on the westerly side of 19th Avenue South, formerly Avondale Avenue, and runs back between parallel lines 159 feet to an alley.

Being the same property conveyed to grantors herein, by deed from Ralph R. Cline and wife, Rosaline Cline, of record in Book 2031, page 386, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said CARRIE A. SISSOM, her heirs and assigns forever.

AND WE DO COVENANT with the said grantee that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except the 1962 taxes to be prorated as of the date hereof; and except by a deed of trust to secure a note due First Federal Savings and Loan Association of Nashville, Tennessee; and except by restrictive covenants, if any.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto, against the lawful claims and demand of all persons whomsoever.

OF THE CONSIDERATION of Twelve Thousand Five Hundred ($12,500.00) Dollars, the sum of Four Thousand Thirty-six and 95/100 ($4036.95) Dollars in cash, the receipt of which is hereby acknowledged, and for the balance of Eighty-four Hundred Sixty-three and 05/100 ($8463.05) Dollars, ... the grantee herein, CARRIE A. SISSOM assumes, agrees, and promises to pay the unpaid balance of an existing mortgage in this amount, now due and owing the First Federal Savings

PG 277