K 3617

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 considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain deed of trust executed by Brady M. Gattis, Jr., and wife, Mary Gattis, to Albert H. Thomas, Trustee, of record in Book 2383, page 435, Register's Office for Davidson County, Tennessee, to secure to Nashville Trust Company the payment of one note dated March 19, 1955, in the original principal amount of $6,950, payable in monthly installments of $43.97 each, including principal and interest at the rate of 4½% per annum, beginning May 1, 1955, balance April 1, 1975, which said unpaid balance of said deed of trust the grantees herein do hereby assume and agree to pay, we

JAMES R. HOBGOOD AND WIFE, BETTYE J. HOBGOOD

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

CLARENCE E. ROBINSON AND WIFE, SARA J. ROBINSON

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. 52 on the Plan of Joywood Heights, Section 1, as of record in Book 1130, page 91, Register Office for said County.

Said Lot No. 52 fronts 60 feet on the southerly side of Wesley Avenue and extends back 201.4 feet on the east line, and 203 feet on the west line, to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to James R. Hobgood and wife, Bettye J.Hobgood, by deed from Brady M. Gattis, Jr., and wife, Mary Gattis, of record in Book 3433, page 465, 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.

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 10th day of September, 19 63

James R. Hobgood
JAMES R. HOBGOOD

Bettye J. Hobgood
BETTYE J. HOBGOOD

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 James R. Hobgood and wife, Bettye J. Hobgood

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 [illegible] Tennessee, this, the 10th day of September, 19 63

My commission expires:
My Commission Expires Nov. 17, 1963

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