New Owners: G. W. Hire et ux
Address: 711 Ronni[illegible]oad
Madison, Tennessee

Stamps 5.50
Rec. 10.00

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 11 D 46830 and 11 D 46835
SEND TAX NOTICES TO: Fidelity ~~First~~ Federal Savings and Loan Association of Nashville
ADDRESS: 401 ~~208~~ 4th Avenue North, Nashville, Tennessee

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) DOLLARS, cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness evidenced by a promissory note dated May 4, 1955, in the original principal amount of $8,000.00, payable to First Federal Savings and Loan Association of Nashville as provided therein, and secured by a deed of trust executed by the grantors hereinafter named to Louis R. Linx, Trustee, of record in Book 2411, page 305, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees do hereby agree to assume and promise to pay.

MAP. 43-14
Par. 153-154
MS
HD

we, JAMES E. CRAIN AND WIFE, HELEN R. CRAIN, herein called the grantors, have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ G. W. HIRE AND WIFE, LULA MAE HIRE, herein called the grantees, 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, described as follows:

Tract No. 1: Land in Davidson County, Tennessee, being Lot No. 22 and the westerly one-half of Lot No. 21 of Block "G" on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said Lot No. 22 and part of Lot No. 21 front together 75 feet on the northerly side of Yowell Avenue and extend back between parallel lines 145 feet on the east line and 135 feet, more or less, on the west line to a dead line in the rear.

Being the same property conveyed to James E. Crain and wife, Helen R. Crain, by deed from A. J. Coleman and wife, of record in Book 1785, page 441, Register's Office for Davidson County, Tennessee.

* Tract No. 2: Land in Davidson County, Tennessee, being Lot No. 20 and the easterly half of Lot 21 of Block "G" on the revised plan of Rainbow Terrace Subdivision, of record in Book 1130, page 85, said Register's Office, and a small tract of land lying to the north of the above described property, being known as part of Lot No. 25 on the unrecorded plan of Rainbow Terrace Subdivision, Section II, and described as follows:

Beginning at a point in the northerly margin of Yowell Avenue at the common corner of lots 19 and 20 on said plan; and running northerly with the common boundary between said lots 145 feet to the common rear corner of said lots; thence continuing in a northerly direction 15 feet to a point; thence westerly and parallel with the northerly line

(This instrument was prepared by James A. Lesemann, Attorney-at-Law, 533 Gallatin Road, Madison, Tennessee.)

of Lots Nos. 20 and 21, 75 feet to a point; thence southerly 15 feet to the northerly margin of Lot No. 21 on said Plan; thence continuing in a southerly direction and parallel to the dividing line of Lots 20 and 21, 145 feet to the northerly margin of Yowell Avenue; thence with the margin of said Avenue eastwardly 75 feet to the point of beginning.

Tract No. 3: Land in Davidson County, Tennessee, being the southwest part of Lot No. 25 on the unrecorded Plan of Rainbow Terrace Subdivision, Section 2, and described as follows:

Beginning at a point, said point being the northwest corner of Lot 22, Block "G", revised Plan of Rainbow Terrace Subdivision of record in Book 1130, page 85, said Register's Office; thence eastwardly with the rear line of Lots 22 and 21, as shown on said Plan 65 feet to a point, 25 feet east of the dividing line between lots 22 and 21; thence at right angles northwardly 15 feet; thence westerly and parallel to the rear line of said lots 21 and 22 65 feet more or less to a point; thence southwesterly 20 feet more or less to the point of beginning.

Being the same property conveyed to James E. Crain and wife, Helen R. Crain, by deed from A. J. Coleman and wife, Edith Coleman, of record in Book 2398, page 475, Register's Office for Davidson County, Tennessee.

Tracts Nos. 1 and 3 are improved property, known as 705 Yowell Avenue, Madison, Tennessee. Tract No. 2 is unimproved property, known as ___ Yowell Avenue, Madison, 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 grantees, their heirs and assigns, forever.

And we do covenant with the said grantees 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 stated herein.

And we, the said grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 27 day of December, 1965.

James E. Crain

James E. Crain

Helen R. Crain

Helen R. Crain

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Crain and wife, Helen R. Crain,

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 Nashville, Tennessee, this 27th day of December, 1965.

Nina A Bailey, Notary Public

Commission Expires My Commission Expires April 20, 1968
April 20, 1968

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ___, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

14733

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 20 2 17 PM '66

NOTED: BOOK 113 PAGE 377
RECORDING FEE $ 2.00
DEP. REG. .50

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF NASHVILLE

DOCUMENTARY

Title Company
NEEDED

WARRANTY DEED

FROM
JAMES E. GRAIN ET UX

TO
G. W. HIRE ET UX

STATE TAX $ .55
PROBATE .50
TOTAL $ 1.05

JAN 20 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JAN 20 1966

76-E-729 ($10,000.00)