New Owners: Joseph M. Peay and G. W. Hire
Address: 629 Gallatin Road
Madison, Tennessee

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**WARRANTY DEED** **MADISON TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 11 D 48760 and 11D48765
SEND TAX NOTICES TO: Fidelity Federal Savings and Loan Association
ADDRESS: 401 Union, 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 secured by a deed of trust executed by G. W. Hire and wife, Lula Mae Hire, to Vaden Lackey, Jr., Trustee, of record in Book 4003, page 65, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees do hereby agree to assume and promise to pay,

We, G. W. HIRE AND WIFE, LULA MAE HIRE, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto JOSEPH M. PEAY AND G. W. HIRE, herein called the grantees, their heirs and assigns, a one-half (½) undivided interest each, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 39, 40 and 41, of Block "I" on the plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County, described as follows:

Beginning on the southerly margin of Elm St. at the corner of Lots Nos. 38 and 39; thence with the line between the said lots, southwardly 450 feet; thence eastwardly 300 feet to the southwest corner of the property conveyed to William T. Read and wife by deed from J. Raymond Cormany and wife, of record in Book 1341, page 12, said Register's Office; thence with Read's westerly line, northwardly 75 feet; thence westwardly 100 feet to the line between Lots Nos.40 & 41; thence with the line between said two lots, northwardly 175 feet; thence westwardly 150 feet; thence northwardly 200 feet to the southerly margin of said street; thence with said street, westwardly 50 feet to point of beginning.

Being the same property conveyed to G. W. Hire and wife, Lula Mae Hire, by deed from Lola May Bradley, a widow, of record in Book 4003, page 61, Register's Office for Davidson County, Tennessee.

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This is improved property, known as 400 Elm Street, Madison, Tennessee.

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(This instrument was prepared by James A. Lesemann, Attorney-at-Law, 320 Gallatin Road, Madison, Tennessee.)

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**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 hand s this 8 day of August, 19 66.

G. W. Hire
G. W. Hire

Lula Mae Hire
Lula Mae Hire

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. W. Hire and wife, Lula Mae Hire,

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 Madison, Tennessee, this 8 day of August, 1966.

B. P. Shelton, Jr. Notary Public

Commission Expires January 27, 1970

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

15500-010

# WARRANTY DEED

FROM

G. W. HIRE ET UX

TO

JOSEPH M. PEAY AND

G. W. HIRE

STATE TAX $ 9.75
PROBATE .50
TOTAL $ 10.25

SEP 9 1966

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

PAID SEP 9 - 1966

42852

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 9 10 46 AM '66

NOTED: BOOK 1154 PAGE 805
RECORDING FEE $ 2.50
DEP. REG. ____

Madison Title Company
MADISON, TENNESSEE

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
1.10 ONE DOLLAR TEN CENTS

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