K 1539

WARRANTY DEED

For and in consideration of the sum of

Six Thousand Nine Hundred Fifty ($6,950.00) and no/100 - - - - - - - - - - DOLLARS

paid and to be paid as follows: $4,194.88 cash in hand paid by Herbert A. Mattingly and wife, Frances M. Mattingly, the receipt of which is hereby acknowledged, and for the remainder the said Herbert A. Mattingly and wife, Frances M. Mattingly, assume and agree to pay the balance of $2,755.12 of an original indebtedness of $3,250.00 secured by deed of trust executed by T. H. Gilliam and wife, to Louis R. Linx, Trustee, of record in book 1317, page 148, Register's Office for Davidson County, Tennessee.

We, T. H. Gilliam and wife, Regina Catherine Gilliam have bargained and sold, and by these presents do transfer and convey unto the said Herbert A. Mattingly and wife, Frances M. Mattingly, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 65 on the plan of Airdrie Subdivision "C" as of record in book 547, page 160, Register's Office for said County.
Said lot No. 65 fronts 50 feet on the easterly side of Wingate Avenue and runs back between parallel lines 168 feet to an alley.
Being the same property conveyed to T. H. Gilliam and wife, Regina Catherine Gilliam by deed from J. D. Nader and wife, of record in book 1308, page 604, said Register's Office.

This conveyance is made subject to restrictive covenants contained in book 855, page 20, said Register's Office.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert A. Mattingly and wife, Frances M. Mattingly, their heirs and assigns, forever.

And we do covenant with the said Herbert A. Mattingly and wife, Frances M. Mattingly 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 hereinabove set out.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Herbert A. Mattingly and wife, Frances M. Mattingly, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of October, 1947.

T. H. Gilliam

Regina Catherine Gilliam

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Geo. M. Johnson, a Notary Public in and for said County and State, the within named T. H. Gilliam and wife, Regina Catherine Gilliam

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 office, this 3 day of Nov, 1947.

Commission expires Oct. 2 - 1949

Geo. M. Johnson
Notary Public

SM 10-47 F. & P. CO. 82¢

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