K 2204

O. H. BRILEY, JR.
ATTORNEY

For and in consideration of the sum of $ 10.00,

----- TEN AND NO/100 ----- **DOLLARS**

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balance of a note in the original amount of $9,450.00, dated December 1, 1950, executed by the grantors herein, payable to Central Mortgage Company, with interest at 4½% per annum, both principal and interest payable in monthly installments as set out therein, and secured by deed of trust of record in Book 1924, page 377, Register's Office for Davidson County, Tennessee, - - - -

We, Marvin T. Launius, Jr. and wife, Marion B. Launius,

have bargained and sold, and by these presents do transfer and convey unto the said DAN G. CHESTER, SR. and wife, MARY G. CHESTER, 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. 70 on the Map of Longview Manor, Sections One and Two, as of record in Book 1424, page 127, Register's Office for said County.
Said lot fronts 83 feet on the east side of Pleasant Valley Road and runs back 223.1 feet on the north line and 223.2 feet on the south line, to a deadline, measuring 100 feet thereon.

Being the same property conveyed to Marvin T. Launius, Jr. and wife, Marion B. Launius, by deed from Harwood Homes, Inc., of record in Book 1913, page 199, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1760, page 25, and in Book 1781, page 520, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dan G. Chester, Sr. and wife, Mary G. Chester, their heirs and assigns, forever.

And we do covenant with the said grantees herein, 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, the grantors herein, 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 herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of November, 1953.

Marvin T. Launius, Jr.

Marion B. Launius

STATE OF ~~TENNESSEE~~ California
~~DAVIDSON~~ County of Los Angeles

Personally appeared before me, Lucy Nelson, a Notary Public in and for said County and State, the within named Marvin T. Launius, Jr. and wife, Marion B. Launius, 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 California, ~~Tennessee~~, this 9 day of November, 1953.

Commission expires Feb. 27, 1955

Lucy Nelson
Notary Public

92057 WARRANTY DEED

FROM MARVIN T. LAUNIUS, JR. ET UX

3172

TO DAN G. CHESTER, SR. ET UX

REGISTERS OFFICE

BE PUT IN TENN. TITLE CO. BOX

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record NOV 12 1953
at 3:47 o'clock P.M.
Noted in Book 81 Page 200
Recording Fee $
JAMES P. [illegible]

SEE TITLE
VILLE, TENN.
Home Office
TITLE INSURANCE
CORPORATION
Richmond, Virginia

G 29