K 2341

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of

- - - Ten and No/100 - - - DOLLARS ($ 10.00),

cash in hand paid by Allen G. Dunwoody and wife, Edith P. Dunwoody, and pther good and valuable consideration, the receipt of all of which is hereby acknowledged, and for further consideration the said Allen G. Dunwoody and wife, Edith P. Dunwoody, have assumed and agree to pay an indebtedness of $6,498.10, which indebtedness is the unpaid balance of one note in the original principal sum of $7,400.00 and a note in the original principal sum of $900.00, the first of said notes being secured by a deed of trust executed by Home Development Corporation to Herschel Greer, Trustee, of record in Book 1474, page 536, Register's Office for Davidson County, Tennessee, and the other of said notes being executed and secured by a deed of trust from Elbridge A. Frodge and wife, Louise N. Frodge, to Herschel Greer, Trustee, of record in Book 1496, page 77, said Register's Office,

we, Eldridge A. Frodge and wife, Louise N. Frodge,

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

ALLEN G. DUNWOODY and wife, EDITH P. DUNWOODY,

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:

Being Lot No. 55 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office for said County.

Said Lot No. 55 fronts 76 feet on the westerly margin of Druid Drive and runs back between lines, 151 feet on the northerly line and 150 feet on the southerly line, to a dead line on which it measures 81.5 feet.

Being the same property conveyed to Eldridge A. Frodge and wife, Louise N. Frodge, by deed from Home Development Corporation, of record in Book 1490, page 180, Reigster'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 herein 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 31st day of January, 1955.

Eldridge A. Frodge

Louise N. Frodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Glendon M. Fisher, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Eldridge A. Frodge and wife, Louise N. Frodge, 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, the 31st day of January, 1955.

Glendon M. Fisher, Jr.
Notary Public

My commission expires 10-9-55

45644

WARRANTY DEED

From

Eldridge A. Frodge, et ux.

To

Allen G. Dunwoody, et ux.

NASHVILLE TITLE COMPANY

"Good Title"

TENNESSEE

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record JAN 31 1955
at 12 o'clock M.
and recorded in Book 1511 Page 177
Recording Fee $2.00
WILLIAM P. WILSON, Register

G 106