K 2398

WARRANTY DEED G-3565 R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN*** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption by Maynard LaRue and wife, Maxine T. LaRue, of the principal balance now due on a certain note, dated February 1, 1955, in the original principal sum of $12,700, secured by a deed of trust executed by Francis M. Jackson and wife, Patricia R. Jackson, to Miller Aimbrough, Trustee, of record in Book 2375, page 445, Register's Office for Davidson County, Tennessee,

FRANCIS M. JACKSON and wife, PATRICIA R. JACKSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MAYNARD LaRUE and wife, MAXINE T. LaRUE, ***

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. 29 on the Map of Dugger Heights, Section III, as of record in Book 1835, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 98.2 feet on the southerly side of Highview Drive and runs back 210.4 feet on the east line and 189 feet on the west line to a dead line, measuring 68.7 feet thereon.

Being the same property conveyed to Francis M. Jackson and wife, Patricia R. Jackson, by deed from J. M. Choate and wife, Leola C. Choate, of record in Book 2341, page 477, Register'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.

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 6th day of May, 1955.

Francis M. Jackson
Patricia R. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Henry E. Martin, a Notary Public in and for the State and County aforesaid, personally appeared the within named Francis M. Jackson and wife, Patricia R. Jackson, 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 6th day of May, 1955.

My commission expires: 11-8-1958

Henry E. Martin
Notary Public

Nashville Title Co.

WARRANTY DEED
MCB&F
From
FRANCIS M. JACKSON ET UX
To
MAYNARD LaRUE ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 11th day of MAY 1955 at 1:42 o'clock P.M.
and recorded in Book 1676 Page 44
Recording Fee $ 2.00
LOUIS P. WILSON, Register
By [illegible] D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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