K 2485

WARRANTY DEED | Form 1001 | Published by Tennessee Title Company

For and in consideration of the sum of $12,500.00- - - - - - - - - - - - - - - - - - - -

TWELVE THOUSAND FIVE HUNDRED & NO/100- DOLLARS paid and to be paid by Anna Gay DeGlopper, a widow, as follows: $2,609.61 cash in hand paid, receipt of which is acknowledged, and for the remainder of $9,890.39 representing the principal unpaid balance and interest to date on a note by the Grantor, secured by deed of record in Book 2413, page 373, Register's Office for Davidson County, Tenn., payable to Guaranty Mortgage Co. of Nashville in monthly installments of $55.60 each, including interest at 4½% per annum; the said Anna Gay DeGlopper, a widow, does agree, as evidenced by her acceptance of this instrument, to assume payment of said indebtedness to the lawful holder, or holders, of said note; I Ray A. Palmer, an unmarried man, - - -

have bargained and sold, and by these presents do transfer and convey unto the said ANNA GAY DeGLOPPER, a widow, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 12 on the Plan of Madison Heights, Section II, Part II, as of record in Book 2133, page 83, Register's Office for said County.

Said lot fronts 118 feet on the westerly side of Center Street and runs back 334.38 feet on the northerly line and 346.37 feet on the southerly line to a dead line, measuring 118.51 feet thereon.

Title to the the above described land is vested in Ray A. Palmer by two deeds; one from from Richard McHenry and wife, to Ray A. Palmer and wife, Anne Michelle Palmer, of record in Book 2400, page 222, said Register's Office, and one from Anne Michelle Palmer, conveying all her interest in and to said property to Ray A. Palmer, the said Ray A. Palmer and Anne Michelle Palmer now being divorced, of record in Book 2454, page 103, said Register's Office.

Included in the above consideration is the transfer of all funds held in escrow by the loaning agency servicing above described loan to the Grantee.

Taxes for the current year have been prorated and will be paid by the Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anna Gay DeGlopper, a widow, her heirs and assigns, forever.

And I do covenant with the said Anna Gay DeGlopper, a widow, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, excepting note above described & current taxes; payment of each being specifically assumed by the Grantee. And I, Ray A. Palmer, an unmarried man, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Anna Gay DeGlopper, a widow, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of November, 1955

Ray A. Palmer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named Ray A. Palmer, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 1st day of November, 1955.

Commission expires April 26, 1958

W. H. Landis
Notary Public

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