K 2641

$4965.01

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 - - - - - - - - - - - - - - - - - - - ($10.00) - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Thurman Roden and wife, Etta Mae Roden, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; and the said Thurman Roden and wife, Etta Mae Roden, hereby assume and agree to pay Four Thousand Nine Hundred Sixty Five and 01/100 dollars ($4,965.01), which is the present principal balance of a first mortgage secured by Vendor's Lien retained in deed from R. O. Mallernee et al to Clarence H. Rose and wife, Frances Jean Rose, of record in Book 2488, page 40, R.O.D.C., Tennessee. Said mortgage is payable in monthly installments of $44.10 including principal and interest at 6% per annum.

DOCUMENTARY

We, Clarence H. Rose and wife, Frances Jean Rose, have bargained and sold, and by these presents do transfer and convey unto the said Thurman Roden and wife, Etta Mae Roden their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 9 of the resubdivision of part of Sadler Place, Section 9, of record in Plat Book 2083, page 77, Register's Office for said County.
Said Lot No. 9 fronts 60 feet on the westerly side of Sadler Court and extends back between parallel lines, 105 feet to a dead line in the rear, measuring 60 feet thereon.
Being the same property conveyed to Clarence H. Rose and wife, Frances Jean Rose, by deed from R. O. Mallernee and wife, Julia L. Mallernee and others of record in Book 2488, page 40, 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 said Thurman Roden and wife, Etta Mae Roden, their heirs and assigns, forever.

And We do covenant with the said Thurman Roden and wife, Etta Mae Roden 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 1957 taxes which are assumed by the grantees herein.

And We, Clarence H. Rose and wife, Frances Jean Rose, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thurman Roden and wife, Etta Mae Roden, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of March, 1957

Clarence H Rose
Clarence H. Rose

Frances Jean Rose
Frances Jean Rose

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