K 2642

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of an unpaid principal balance of $4,794.20 of an original note dated June 1, 1949, in the amount of $6,000.00, which note is secured by a Deed of Trust executed by Benjamin F. Ferrell,Jr., and wife, to Marvin K. Barry, Trustee, of record in Book 1709, page 399, Register's Office for Davidson County, Tennessee.

We, William H. Ferrell and wife, Martha C. Ferrell

have bargained and sold, and by these presents do transfer and convey unto the said Howard Turney Cherry and wife, Hazel Bowers Cherry, 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. 35 on the Plan of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County.

Said Lot No. 35 fronts 60 feet on the southerly side of Venus Drive and runs back between parallel lines 170 feet to a dead line.

Being the same real property conveyed to William H. Ferrell and wife, Martha C. Ferrell, by deed from Benjamin F. Ferrell,Jr., and wife, dated August 24, 1955, filed August 29, 1955, and recorded in Book 2447, page 431, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1682, page 1, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along the rear line of premises, 40-foot building setback line from Venue Drive and conditions of owner's certificate as shown on plan in Book 1424, page 92, Register's Office, 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 Howard Turney Cherry and wife, Hazel Bowers Cherry, their heirs and assigns, forever.

And we do covenant with the said Howard Turney Cherry and wife, Hazel Bowers Cherry 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 above set out.

And we, William H. Ferrell and wife, Martha C. Ferrell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Howard Turney Cherry and wife, Hazel Bowers Cherry, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 18th day of March, 19 57.

William H. Ferrell

Martha C. Ferrell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named William H. Ferrell and Martha C. Ferrell

the bargainor, 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 office, this 18th day of March, 19 57.

Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

$1500

WARRANTY DEED

FROM William H. Ferrell et ux

34972

TO Howard Turney Cherry et ux

Filed: Union Trust Co.-box

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day of APR A.D. 1957
at 1:31 o'clock P.M. and
Noted in Book 17 Page 272
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dpt. Reg.

2.00

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PG 479