BK 2643

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 6,550.00- -

SIXTY-FIVE HUNDRED & FIFTY & NO/100- DOLLARS paid and to be paid by Lemuel E. McKenzie and wife, Glenda McKenzie, as follows: $2,238.25 cash in hand paid, receipt of which is acknowledged, and for the remainder of $4,311.75 representing principal unpaid balnce and interest to date on a note secured by deed of record in Book 1478, page 75, RODC, Tenn., payable to Guaranty Mtg. Co. of Nashville in monthly installments of $31.68 each, including interest at 4½, the said Lemuel E. McKenzie and wife, Glenda McKenzie, do agree, as evidenced by their acceptance of this instrument, to assume payment of said indebtedness to the lawful holder of said note; we, D. B. Wall and wife, Louise Wall - - - - - - have bargained and sold, and by these presents do transfer and convey unto the said LEMUEL E. McKENZIE AND WIFE, GLENDA McKENZIE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 37 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

Said lot fronts 50 feet, more or less, on the southerly side of Harris Street and runs back 188 feet on the easterly line and 205 feet on the westerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to D. B. Wall and wife, Louise Wall, by deed from H. W. Hewitt, Trustee, of record in Book 1473, page 228, said Register's Office.

Said property is sold and hereby conveyed subject to taxes for the current year.

Included in the above consideration is the transfer of all funds held in escrow in connection with above described note by the loaning agency servicing same to the Grantees herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lemuel E. McKenzie and wife, Glenda McKenzie, their heirs and assigns, forever.

And we do covenant with the said Lemuel E. McKenzie and wife, Glenda McKenzie, 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, excepting note above described and current taxes; payment of each being specifically assumed by the Grantees.

And we, the Grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lemuel E. McKenzie and wife, Glenda McKenzie, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of March, 19 57.

D. B. Wall

Louise Wall

STATE OF KENTUCKY
Jefferson County

Personally appeared before me, J. K. Moore, a Notary Public in and for said County and State, the within named D. B. Wall and wife, Louise Wall, the bargainors, 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 Louisville, Kentucky, this 30th day of March, 19 57.

J. K. Moore
Notary Public

Commission expires: Notary Public, Jefferson County, Ky.
My commission expires May 12, 1958

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