K 2645

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ---$10.00---
---TEN & NO/100--- DOLLARS ($10.00),
Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and subject only to a certain deed of trust to secure to Murphree Mortgage Company a principal balance in the original amount of $8,950.00 (present balance $8,866.5[illegible]) and payable at the rate of $45.35 per month principal and interest plus taxes and insurance at the rate of one-twelfth of said annual taxes and annual insurance premium per month, we, Henry Leslie Burnett, Jr. and wife, Ann M. Burnett,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto S.K. Grayson and wife, Frances E. Grayson

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. 22 on the Plan of Mertie Milwee Property, of record in Book 2331, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 70 feet on the North side of DeSoto Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Henry Leslie Burnett, Jr. and wife Ann M. Burnett by deed from Carl Ratson, Inc., of record in Book 2591, page 481, said Register's Office.

This conveyance subject to restrictions of record in Book 1787, page 403, Book 2499, page 289 and in Book, 2538, page 99, Register's Office for Davidson County, Tennessee.

Insurance and escrow account to be transferred to grantees without additional expense.

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 27th day of April 1957

Henry Leslie Burnett Jr.
Ann M. Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Chester Knittel, a Notary Public in and for the State and County aforesaid, personally appeared the within named Henry Leslie Burnett, Jr. and wife, Ann M. Burnett

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 27th day of April, 1957

Chester Knittel
Notary Public

My commission expires

9665

WARRANTY DEED
From
Henry Leslie Burnett, Jr. and wife, Ann M. Burnett
To 37444
S.K. Grayson and wife,
Frances E. Grayson

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 29 day of APR A.D. 1957
at 2:15 o'clock P.M.
Noted in Book 1968 Page 2
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Gentry D.R.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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