BK 2648

For and in consideration of the sum of $ 1,000.00

ONE THOUSAND AND NO/100---------- DOLLARS

Cash in hand paid by the grantee herein, receipt of which is hereby acknowledged, and for the further consideration that the grantee herein assumes and agrees to pay the remaining unpaid balance of a note dated May 12, 1954, executed by the grantors herein, payable to Murphree Mortgage Company, for the original sum of $9,800.00, with interest at 4½% per annum, both principal and interest payable $49.66 monthly, beginning June 1, 1954, final payment due May 1, 1984, said debt having been secured by a deed of trust of record in Book 2261, page 129, Register's Office, for Davidson County, Tennessee, and having since been assigned to East River Savings Bank, by an instrument of record in Book 2319, page 94, said Register's Office.

We, Lonnie Thomas Sistar and wife, Ellen L. Sistar,

have bargained and sold, and by these presents do transfer and convey unto the said JANIE OPHELIA WYDICK

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. 73 on the Plan of Cloverdale, Section II and Revision of Lots Nos. 21 and 22, Section I, as of record in Book 2133, page 58, Register's Office for said County.
Said Lot No. 73 fronts 94 feet on the easterly side of Larimore Drive and runs back between lines, 201.1 feet on the northerly line and 214.4 feet on the southerly line to a dead line in the rear on which it measures 68 feet.
Being the same property conveyed to Lonnie Thomas Sistar and wife, Ellen L. Sistar, by deed from Mayfair Homes, Inc., as of record in Book 2278, page 283, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JANIE OPHELIA WYDICK her heirs and assigns, forever.

And we do covenant with the said JANIE OPHELIA WYDICK 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.

And we, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee herein her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23 day of May, 1957.

Lonnie T. Thomas Sistar
Lonnie Thomas Sistar

Ellen L. Sistar
Ellen L. Sistar

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Nancy M. Junius, a Notary Public in and for said County and State, the within named LONNIE THOMAS SISTAR AND WIFE, ELLEN L. SISTAR

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 23rd day of May 1957

My commission expires May 14, 1960.

Nancy M. Junius
Notary Public

Warranty Deed
0-115856-pm
From LONNIE T. SISTAR AND WIFE
40213
To JANIE OPHELIA WYDICK
REGISTER'S OFFICE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 May A.D. 1957
at 2:46 o'clock P.M.
Noted in Book 2261 Page 22
Recorded in Book Page
Recording Fee $2.20
JAMES P. WILSON, Register
By

Published by TENNESSEE TITLE COMP
NASHVILLE, TENNESSEE
[redacted]

PG 77