BK 2692

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For and in consideration of the sum of TEN *** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Purchaser agrees to assume all obligations of existing loan on said property, which is held by the Prudential Insurance Company of America, (that is to say), the purchaser agrees to assume the principle, interest, taxes, and insurance. The total monthly payment being $ 100.45 at present. As of Date of Deed Purchaser agrees to assume $ 13,281.40 balance of an original $ 14,000.00 loan secured by a Deed of Trust executed by Herman McCallum and wife Juanda McCallum to R. Bruce Robertson Jr., Trustee, of record in Book 2421, page 155, said Register's Office , to secure to The Prudential Insurance of Tennessee, said Register's Office above referred to is the Register's Office of Davidson County, Tennessee.

HERMAN McCALLUM and wife, JUANDA MCCALLUM,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN BOOKER GRIGSBY, JR., and wife, CIARA HENDRY GRIGSBY *

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:

Land in the Eight Civil District of said County, being Lot No. 261 on the Plan of Horton Heights, Section "E", of record in Book 2133, page 84, Register's Office for said County.

Said Lot No. 261 fronts 120 feet on the northeasterly margin of Summerly Drive and extends back northeastwardly 450 feet on the southeasterly side and 420 feet on the northwesterly side to a dead line in the rear measuring 123.5 feet, thereon.

Being the same property conveyed to Herman McCallum and wife, Juanda McCallum, by deed from Earl C. Hall and wife, Margaret Whitson Hall, of record in Book 2438, page 342, 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 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. Except for the 1957 taxes which have been pro-rated as of August 1, 1957 and assumed by Purchaser.
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 1st day of August, 1957.

Herman McCallum

Juanda McCallum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Geo. I. Waddey, a Notary Public in and for the State and County aforesaid, personally appeared the within named Herman McCallum and wife, Juanda McCallum 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 1st day of August, 1957.

Geo. I. Waddey
Notary Public

My commission expires: 11/12/57

WARRANTY DEED

From HERMAN McCALLUM AND WIFE, JUANDA McCALLUM

To JOHN BOOKER GRIGSBY, JR., AND WIFE, CIARA HENDRY GRIGSBY

920 Lynnwood Blvd Nashville

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of AUG A.D. 1957 at 9:30 o'clock A.M.
Noted in Book 2692 Page 636
Recorded in Book ____ Page ____
Recording Fee $.70
JAMES P. WILSON, Register
By ____ D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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