K 2695

Book 2695 Page 627

627

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 7,597.45

- - - - - - SEVEN THOUSAND FIVE HUNDRED NINETY-SEVEN AND 45/100 - - - - - - DOLLARS

of which $700.00 has been paid in cash by the grantees herein, the receipt of which is hereby acknowledged, and for the remainder the grantees assume and agree to pay the remaining unpaid balance of $6,897.45 of a note in the original amount of $7,550.00, dated November 23, 1953, executed by the grantors herein, payable to The Prudential Insurance Company of America, with interest at 4½% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 2226, page 241, Register's Office for Davidson County, Tennessee,

we, Rass Q. Poindexter and wife, Mary Jane J. Poindexter,

have bargained and sold, and by these presents do transfer and convey unto the said FRED CHASTAIN AND WIFE, LOUISE CHASTAIN, 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. 27 on the Map of Cloverhill, Section II, as of record in Book 2133, page 46, Register's Office for said County.
Said Lot No. 27 fronts 60 feet on the north side of Ironwood Drive and runs back between lines, 144.1 feet on the west line and 168 feet on the east line to a dead line in the rear on which it measures 93 feet.
Being the same property conveyed to Rass Q. Poindexter and wife, Mary Jane J. Poindexter, by deed from Dan Zeitlin and Harry Zeitlin, of record in Book 2240, page 216, said Register's Office.

The above described property is conveyed subject to restrictions in Book 1583, page 423, and in Book 2145, page 262, 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 Fred Chastain and wife, Louise Chastain, their heirs and assigns, forever.

And we do covenant with the said grantees 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 by 1957 taxes, which the grantees assume and agree to pay, and as hereinabove set out.

And we, Rass Q. Poindexter and wife, Mary Jane J. Poindexter do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred Chastain and wife, Louise Chastain, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of August, 1957

Mary Jane J. Poindexter — Mary Jane J. Poindexter

Rass Q. Poindexter — Rass Q. Poindexter

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Nancy M. Jenins, a Notary Public in and for said County and State, the within named Rass Q. Poindexter and wife, Mary Jane J. Poindexter

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 28th day of August, 1957

Commission expires May 6, 1960

Nancy M. Jenins
Notary Public

TENNESSEE TITLE COMPANY

G 627