BK 2697

WARRANTY DEED G-6376 REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 *** DOLLARS ($10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance, now due, plus future interest, on a certain note, dated December 17, 1954, in the original amount of $9,750.00, payable $54.21 per month, including principal and interest at 4½% per annum, secured by a deed of trust executed by George M. Francis and wife, Doris S. Francis, to Herschel Greer, Trustee, of record in Book 2359, page 535, said Register's Office for Davidson County, Tennessee,

GEORGE M. FRANCIS and wife, DORIS S. FRANCIS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID B. SPENCE and wife, DELORES E. SPENCE, ***

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. 16 on the Plan of Parma Heights, Section II Revised, as of record in Book 2083, page 71, Register's Office for said County.

Said Lot No. 16 fronts 47.17 feet on the northerly side of Hewlett Drive and runs back 161.3 feet on the westerly line and 201.5 feet on the easterly line to a dead line and measures 117.5 feet thereon.

Being the same property conveyed to George M. Francis and wife, Doris S. Francis, by deed from Gerald E. Sheridan and wife, Catherine R. Sheridan, of record in Book 2336, page 307, Register's Office for Davidson County, Tennessee.

This conveyance made subject to restrictions of record in Book 2153, page 14, 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 as above.

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 14th day of September, 1957.

George M. Francis

Doris S. Francis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named George M. Francis and wife, Doris S. Francis,

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 14th day of September, 1957.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1958.

REAU E. FOLK, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. JULY 26, 1958

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