BK 2699

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

For and in consideration of the sum of TEN and no/100---------- DOLLARS ($ 10.00),

Cash in hand and other good and valuable considerations paid to me by the purchasers the receipt of which is hereby acknowledged and the purchasers further assume and agree to pay the $4794.20 and $1103.68 loan balances being collected monthly by Guaranty Morgage Company of Nashville, and the deed os trust to secure said sums are of record in Book 1793, pages 613 and 637 Register's Office for Davidson County, Tennessee.

Reba J. Falster, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William R. Canaday Sr., and wife, Audrey O. Canaday

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 Davidson County, Tennessee, being Lot No. 322 on the Map of Miro Meadows Second Addition, as of record in Book 1424, page 112, Register's Office for said County.
Said Lot No. 322 fronts 65 feet on the westerly side of Coarsey Drive and runs back between lines 174 feet on the southerly line and 238 feet on the northerly line to a dead line in the rear on which it measures 150 feet.

Being the same property conveyed to Victor M. Falster and wife, Reba J. Falster, by deed from A. & C. Homes, Inc., of record in Book 1782, page 41, Register's Office for Davidson County, Tennessee. The said Victor M. Falster having since died.
I, Reba J. Falster make oath that all inheritance taxes that may be applicable to this property have been paid.
This conveyance made subject to restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.

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 hereinabove shown.

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 26 day of Sept., 1957

Reba F. Falster, a Widow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Malcolm T. Pruitt, a Notary Public in and for the State and County aforesaid, personally appeared the within named Reba J. Falster, a widow,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 26 day of Sept., 1957

My commission expires: May 2 1959

Malcolm T. Pruitt
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of Oct. A.D. 1957 at 9:27 o'clock A.M.
Noted in Book 2699 Page 260
Recorded in Book Page
Recording Fee
JAMES P. WILSON, Register
By Dpt. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

To William R. Canaday Sr., et ux

From Reba J. Falster, a widow

WARRANTY DEED

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