K 2705

G-6494

WARRANTY DEED R. 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 paid by Donald Gean Spurgeon and wife, Norma Ruth Evans Spurgeon, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for further consideration the said Donald Gean Spurgeon and wife have assumed and agree to pay an indebtedness of $10,360.75, which indebtedness is the unpaid principal balance of a note dated May 24, 1956, in the original principal sum of $10,700.00, and is secured by a deed of trust executed by Donald Benson Davis and wife, Marjorie R. Davis, to Louis Leftwich, Jr., Trustee, of record in Book 2522, page 173, Register's Office for Davidson County, Tennessee,

LARRY A. PORTER and wife, JOYCE A. PORTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

DONALD GEAN SPURGEON and wife, NORMA RUTH EVANS SPURGEON,

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. 99 on the Plan of Beverly Heights, Section II, as of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 99 fronts 125.4 feet on the easterly margin of Torbay Drive, and runs back between lines, 324.5 feet on the northerly line and 344.7 feet on the southerly line, to a dead line in the rear on which it measures 127.8 feet.

Being the same property conveyed to Larry A. Porter and wife, Joyce A. Porter, by deed from Donald Benson Davis and wife, Marjorie R. Davis, of record in Book 2651, page 247, 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 stated herein 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 29th day of November, 1957.

Larry A. Porter

Joyce A. Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Glendon M. Fisher, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Larry A. Porter and wife, Joyce A. Porter, 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 29th day of November, 1957.

Glendon M. Fisher, Jr.
Notary Public

My commission expires 11-3-59

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3 day
of DEC A.D. 1957 at 4 o'clock P.M.
Noted in Book 27 Page 582
Recorded in Book Page
Recording Fee $.70
JAMES R. WILSON, Register
By Deputy Reg.

Donald Gean Spurgeon, et ux.

Larry A. Porter, et ux.
To 60794

WARRANTY DEED
From

60794

PG 582