BK 2707

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 paid and other good and valuable consideration, receipt of which is hereby acknowledged and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $13,050.00 dated December 13, 1956 and executed by Elza E. McQuiston and wife, Mattie M. McQuiston to John W. Murphree, Trustee andsecured by Deed of Trust of record in book 2579, page 75, Register's Office for Davidson County, Tennessee.

We, Elza E. McQuiston and wife, Mattie M. McQuiston

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William E. Craig, Jr., and wife, Mary L. Craig

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. 32 on the Plan of Blair Hieghts, Section six, of record in book 2331, page 98, R. O. D. C., Tennessee.

Said lot No. 32 fronts 116.4 feet on the south side of Linda Lane and runs back between lines, 234.18 feet on the west line and 150 feet on the east line to a dead line in the rear on which it measures 160.65 feet.

Being the same property conveyed to Elza E. McQuiston et ux Mattie M. McQuiston by deed from Edward R. Phillips et ux of record in book 2604, page 253, R. O. D. C., 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.

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 13 day of Dec, 195 7

X Elza E McQuiston
Mattie M McQuiston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Graham B Boyce, a Notary Public in and for the State and County aforesaid, personally appeared the within named Elza E. McQuiston and wife, Mattie M. McQuiston 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 13 day of Dec, 1957
My commission expires: Apr 22, 1961

Graham B Boyce
Notary Public

WARRANTY DEED
From Elza E. McQuiston et ux
To William E. Craig, Jr., et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of DEC 1957
at 12 o'clock P.M. Book 2707 Page 184
Noted in Book ___ Page ___
Recording Fee $1.00
JAMES P. WILSON, Register
By ___ D.C.

Graham B. Boyce, Atty.

NASHVILLE TITLE COMPANY
"A[illegible]tle"
NASHVILLE, TENNESSEE

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