BK 2707

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees herein, assume and agree to pay the remaining unpaid balance of $8768.45 of a note in the original amount of $8,950.00, dated August 27, 1956, executed by the grantors herein, payable to Murphree Mortgage Company, with interest at 6% per annum, both principal and interest payable in monthly installments of $45.35 each, and secured by a deed of trust of record in Book 2564, page 81, Register's Office for Davidson County, Tennessee, said debt having been assigned to The Bronx Savings Bank, by an instrument of record in Book 2568, page 427, Register's Office for said County,

We, Kermit Curtis Threet and wife, Frances C. Threet,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM EARL WALLACE AND WIFE, EMOGENE H. WALLACE, 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. 29 on the Plan of Mertie Milwee Property, of record in Book 2331, page 117, Register's Office for said County.
Said Lot No. 29 fronts 70 feet on the north side of DeSoto Drive and runs back between parallel lines 150 feet to a dead line.
Being the same property conveyed to Kermit Curtis Threet and wife, Frances C. Threet, by deed from Carl Batson, Inc., of record in Book 2592, page 389, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1787, page 403, in Book 2499, page 289, and in Book 2538, page 99, 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 William Earl Wallace and wife, Emogene H. Wallace, their heirs and assigns, forever.

And We do covenant with the said grantees herein 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 as hereinabove set out.

And We, Kermit Curtis Threet and wife, Frances C. Threet do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Earl Wallace and wife, Emogene H. Wallace, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14 day of December 1957.

Frances C. Threet — Frances C. Threet
Kermit Curtis Threet — Kermit Curtis Threet

STATE OF ~~TENNESSEE~~ TEXAS
~~DAVIDSON~~ POTTER COUNTY

Personally appeared before me, Carol R. Mindrebo, a Notary Public in and for said County and State, the within named Kermit Curtis Threet and wife, Frances C. Threet

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 Amarillo Texas ~~Nashville, Tennessee~~, this 18th day of December, 1957.

Commission expires 1 June 1959

Carol R. Mindrebo
Notary Public
CAROL R. MINDREBO

TENNESSEE TITLE COMPANY

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