K 2753

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

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid by the grantees hereinafter set out, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said grantees of the balance owing under the terms of a note dated November 20, 1954 for the principal sum of $10,700.00, payable to the order of J. B. Jackson in monthly installments of $75.00 each, with interest at the rate of 5% per annum, which note is secured by a vendor's lien retained in deed from W. C. Moncrief Company, Inc., a Tennessee corporation, to Louis George Oberly and wife, Ruth J. Bowman Oberly, of record in Book 2335, page 124, Register's Office for Davidson County, Tennessee,

Louis George Oberly and wife, Ruth J. Bowman Oberly,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Francis M. Brodie and wife, Clara M. Brodie,

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. 12 on the Plan of Goodlettsville Heights, Section III, as of record in Book 1835, page 98, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Draper Drive, the common corner of Lots Nos. 12 and 13; thence northeasterly with the line between said two lots 195 feet to a point, the common corner of Lots Nos. 12, 13 and 11; thence with the line between said Lots Nos. 11 and 12, northwesterly 143.9 feet to a point in the southeasterly margin of Garrett Drive, the common corner of said two lots; thence with the margin of said Garrett Drive southeasterly 157.2 feet to a concrete monument at the beginning of a curve; thence around said curve in a southeasterly direction 39.3 feet to another concrete monument in the northeasterly margin of said Draper Drive; thence with the margin of the same southeasterly 218.8 feet to the point of beginning.

Being the same property conveyed to Louis George Oberly and wife, Ruth J. Bowman Oberly, by deed from W. C. Moncrief Company, Inc., a Tennessee corporation, of record in Book 2335, page 124, 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.

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 19 day of June, 1958.

Louis George Oberly

Ruth J. Oberly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named Louis George Oberly and wife, Ruth J. Bowman Oberly, 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 19 day of June, 1958.

Wayne Hammontree
Notary Public

My commission expires: 10 Sept 26 1959

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