K 2797

WARRANTY DEED G-57478 R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($ 10.00),
and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption by the grantees herein of the principal balance now due on a certain note dated November 4, 1950, in the original principal sum of $3,750.00, executed by Mrs. Zelma Lee Terry to Louis Leftwich, Jr., Trustee, of record in Book 1903, page 141, Register's Office for Davidson County, Tennessee,

ZELMA LEE TERRY and FREDERICK H. TERRY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES H. PATTERSON, JR., and wife, LOUISE PATTERSON,

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 the Twelfth Civil District of Davidson County, Tennessee, being Lots Nos. 360 and 361 on the Plat of Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 360 and 361 front 25 feet each on the easterly side of Meridian Street and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Zelma Lee Terry, for her sole and separate estate by deed from G. C. Jackson and wife, Katie L. Jackson, of record in Book 1910, page 259, said Register's Office. By deed of record in Book 2340, page 473, the said Zelma Lee Terry conveyed the said land to Frederick H. Terry , expressly reserving a life estate therein to herself.

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 14th day of July, 1958

Frederick H Terry
Zelma Lee Terry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK JR, a Notary Public in and for the State and County aforesaid, personally appeared the within named Zelma Lee Terry,

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 14th day of July, 1958

Reau E. Folk
Notary Public

My commission expires: July 26 1959

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