BK 2806

WARRANTY DEED G-6942 REAU 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 all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated October 7, 1954, in the original sum of $14,200.00, payable $93.72 per month, including principal and interest, secured by a deed of trust executed by F. Vaughn Carus and wife, Orphelia M. Carus, to H. H. Mayberry, Jr., Trustee, of record in Book 2347, page 155, Register's Office for Davidson County, Tennessee,

F. VAUGHN CARUS and wife, ORPHELIA M. CARUS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARTIN E. GILMORE and wife, CATHERINE K. GILMORE, ***

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 16th, formerly the 7th, Civil District of Davidson County, Tennessee, being Lot No. 43 of Block "M", on the Map of Maplehurst, of record in Book 843, pages 22 and 23, Register's Office for said County.

Said Lot fronts 200 feet on the south side of Graybar Lane and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to F. Vaughn Carus and wife, Orphelia M. Carus, by deed from John H. Noel, Jr., and Third National Bank in Nashville, Trustees, of record in Book 1553, page 428, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1553, page 428, said Register's Office.

The grantors also transfer to the grantees all the grantors' right, title and interest in and to the escrow account held by the mortgagee in connection with the said assumed loan for the payment of taxes and insurance.

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 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 25th day of September, 1958.

F. Vaughn Carus

Orphelia M. Carus

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 F. Vaughn Carus and wife, Orphelia M. Carus, 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 25th day of September, 1958.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1962.

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