Book 2810 Page 464

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 are 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 deed of trust note, dated March 25, 1952, in the original principal sum of $14,800.00, secured by deed of trust, executed by John T. Snively and and wife, Dorothy M. Snively, to Ferriss C. Bailey, Trustee, of record in Book 2075, page 342, Register's Office for Davidson County, Tennessee,

Dorothy M. Snively, attorney in fact for her husband, John T. Snively, and Dorothy M. Snively, individually,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Fred A. Allen and wife, Dorothy K. Allen,

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. 78 on the Plan of Oak Hill Valley Subdivision, of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 78 fronts 160 feet on the southerly side of Van Leer Drive and runs back 337.63 feet on the westerly line and 331.80 feet on the easterly line to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to John T. Snively and wife, Dorothy M. Snively, by deed from Harmony Homes, Inc., of record in Book 2040, page 457, said Register's Office.

This conveyance is made subject to restrictions of record in Book 931, page 53; Book 1788, page 186; Book 1809, page 539, said Register's Office.

By instrument of record in Book 2809, page 582, said Register's Office, the said John T. Snively gave specific power of attorney to his said wife, Dorothy M. Snively, acting for him and herself jointly, to sell and convey the above described property and to receive the proceeds therefrom.

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 24th day of October, 1958

Dorothy M. Snively attorney in fact for John T. Snively

Dorothy M. Snively individually

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 Dorothy M. Snively, attorney in fact for her husband, John T. Snively, and Dorothy M. Snively, individually, the Grantor(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 24th day of October, 1958

My commission expires: July 23, 1962

Reau E Folk Jr
Notary Public

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 24 day of Oct A.D. 1958 at 3:07 o'clock P.M.
Recorded in Book 2810 Page 463
Recording Fee $2.40
JAMES P. WILSON, Register
By M M Snively D.R.

WARRANTY DEED
MCB&F
From
DOROTHY M. SNIVELY, ATTY. IN FACT FOR HER HUSBAND, AND DOROTHY M. SNIVELY, IND
To
FRED A. ALLEN ET UX.

3100

File Reau Folk