K 2812

WARRANTY DEED G-125954 READ 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 deed of trust note, dated October 27, 1950, in the original principal sum of $11,500.00, secured by deed of trust, executed by Charles Earl Ford, Jr., and wife, to Herschel Greer, Trustee, of record in Book 1903, page 399, Register's Office for Davidson County, Tennessee,

CHARLES EARL FORD, JR., and wife, LUCILLE GREENE FORD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LAWRENCE GREER BRADFORD and wife, ETHEL M. BRADFORD,

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. 39 on the Map of Duncanwood, as of record in Book 1424, page 139, Register's Office for said County.

Said Lot No. 39 fronts 127.5 feet on the south side of Brookmeade Drive and runs back between lines, 206.2 feet on the west line and 182 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 94.7 feet.

Being the same property conveyed to Charles Earl Ford, Jr., and wife, Lucille Greene Ford by deed from Woodhaven Homes, Incorporated, of record in Book 1910, page 331, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1786, page 178, said Register's Office.

The above described property is presently encumbered by a deed of trust, of record in Book 2826, page 483, to secure a note for $16,000.00. The said deed of trust includes other property. The grantors covenant with the grantees that they, the grantors, will discharge this obligation in full.

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 5th day of November, 1958

Charles Earl Ford Jr.

Lucille Greene Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, READ E. FOLK JR, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles Earl Ford, Jr., and wife, Lucille Greene Ford, 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 5th day of November, 1958

Read E. Folk Jr
Notary Public

My commission expires: July 23, 1962

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