K 2813

For and in consideration of the sum of $ 1,357.70
ONE THOUSAND THREE HUNDRED FIFTY SEVEN AND 70/100---------- DOLLARS
cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of $9,788.83 of a note dated December 9, 1954, executed by Anthony F. St. Charles and wife, Peggy Belle St. Charles, payable to Guaranty Mortgage Company, for the original sum of $10,500.00, with interest at 4½% per annum, both principal and interest payable $53.24 monthly, beginning January 1, 1955, balance due December 1, 1984, and secured by Deed of Trust of record in Book 2359, page 289, Register's Office for Davidson County, Tennessee,

I, ANTHONY F. ST. CHARLES, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said
THOMAS H. KING AND WIFE, DORIS B. KING
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 129 on the Plan of Maplecrest Subdivision, of record in Book 1835, pages 27 and 28, Register's Office for said County.
Said Lot No. 129 fronts 90 feet on the northerly side of Denneywood Drive and extends back 171.1 feet on the easterly line and 170.5 feet on the westerly line, to a dead line in the rear on which it measures 90 feet.
Being the same property conveyed to ANTHONY F. ST. CHARLES, by deed from A. D. Hewlett and wife, of record inBook 2336, page 71, said Register's Office; and the same property vested in ANTHONY F. ST. CHARLES, by decree of record in Minute Book 1, page 15, Fourth Circuit Court.

The above described property is being conveyed subject to restrictions in Book 1874, page 452, 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 said THOMAS H. KING AND WIFE, DORIS B. KING their heirs and assigns, forever.

And I do covenant with the said THOMAS H. KING AND WIFE, DORIS B. KING that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, the grantor, herein do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 14th day of November, 19 58.

Anthony F. St. Charles

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named ANTHONY F. ST. CHARLES UNMARRIED, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 19 58.

Commission expires May 14, 1960.

Notary Public
State-At-Large.

TENNESSEE TITLE COMPANY

Warranty Deed
G-12617-ph

From ANTHONY F. ST. CHARLES, unmarried

To THOMAS H. KING ET UX

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

6213

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of Nov A.D. 1958 at 2:57 o'clock P.M.
Noted in Book 21 Page 578
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dep. Reg.

Published by
TENNESSEE TITLE COMPAN
NASHVILLE, TENNESSEE

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