K 2863

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

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00 ),
cash in hand paid by the grantee hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said grantee of the balance owing under the terms of a deed of trust executed by the grantor hereinafter named, to Louis R. Linx, Trustee, of record in Book 2521, page 465, Register's Office for Davidson County, Tennessee, to secure payment of one promissory note dated May 22, 1956 for the principal sum of $9,500.00, payable to the order of First Federal Savings and Loan Association of Nashville in monthly installments of $65.35 each, including principal, interest at the rate of 4½% per annum and a service fee of 1% per annum, beginning June 1, 1956,

Ralph R. Bruey, Willard G. Bloss, and Martin R. Tyree, Trustees of the Abbay Hall Church of Christ,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Woodrow G. Burns and wife, Maya R. Burns,
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. 61 on the Plan of Abbay Hall, Section I, as of record in Book 2331, page 18, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Elaine Drive, the common corner of Lots Nos. 61 and 62; thence northerly with the line between said two lots 128 feet to a point, the common corner of Lots Nos. 60, 61 and 62; thence westerly with the line between said Lots Nos. 60 and 61 160.4 feet to a point in the easterly margin of Danby Drive; thence southerly with the margin of said Danby Drive 103 feet to a point, the beginning of a curve; thence southeasterly around said curve, 39.5 feet to a point in the northerly margin of said Elaine Drive; thence easterly with the margin of the same 136.5 feet to the point of beginning.

Being the same property conveyed to Ralph R. Bruey, Willard G. Bloss and Martin R. Tyree, Trustees of the Abbay Hall Church of Christ, by deed from Leroy Preston and wife, Lou Ella Preston, of record in Book 2539, page 589, 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 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 23 day of April, 195 8.

Willard G. Bloss

TRUSTEES OF THE ABBAY HALL CHURCH OF CHRIST
Ralph R. Bruey
Martin R. Tyree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ralph R. Bruey, Willard G. Bloss and Martin R. Tyree, Trustees of the Abbay Hall Church of Christ, the bargainor with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.
Witness my official seal at Nashville, Tennessee, this 23rd day of April, 1958.
My commission expires 10-24-60
Wayne Hammontree
Notary Public

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