BK 2925



TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated July 3, 1957, executed by Charles Edward Trotter and wife, Rebecca M. Trotter, payable to Murphree Mortgage Company, for the principal sum of $9,100.00, with intere at 4½% per annum, both principal and interest payable $46.11 monthly, beginning August 1, 1957, final payment July 1, 1987, and secured by Deed of Trust of record in Book 2629, page 89, Register's Office for Davidson County, Tennessee, said debt having since been assigned to The Dime Savings Bank of Williamsburgh, by instrument of record in Book 2631, page 494, said Register's Office,

we, CHARLES EDWARD TROTTER AND WIFE, REBECCA M. TROTTER,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES STEUART ANDERSON AND WIFE, MARJORIE R. ANDERSON 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. 337 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County.
Said Lot No. 337 fronts 70 feet on the southerly side of Melpar Drive and runs back between lines 210.3 feet on the easterly line and 213.6 feet on the westerly line to a dead line in the rear on which it measures 70 feet.
Being the same property conveyed to Charles Edward Trotter and wife, Rebecca M. Trotter by deed from Melpar Homes, Inc., of record in Book 2689, page 365, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2598, page 491, 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 CHARLES STEUART ANDERSON AND WIFE, MARJORIE R. ANDERSON their heirs and assigns, forever.

And we do covenant with the said CHARLES STEUART ANDERSON AND WIFE, MARJORIE R. ANDERSON that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, the grantors, herein do further covenant and bind ourselves, our 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 our hand s this 16th day of July, 1959

Charles Edward Trotter — Rebecca M. Trotter

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 CHARLES EDWARD TROTTER AND WIFE, REBECCA M. TROTTER

the bargainor, 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 16th day of July, 1959

Jeffords
NOTARY PUBLIC
DAVIDSON CO. TENN.

My Commission expires May 14, 1960

Notary Public
State at Large

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