BK 2927

WARRANTY DEED BEAU 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, cash in hand paid by Benjamin Marquis and wife, Mary Jeane Marquis, the receipt of all of which is hereby acknowledged, and in further consideration of the said Benjamin Marquis and wife, Mary Jeane Marquis assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of trust, executed by Charles F. Treadway and wife, Ruby P. Treadway to Edward W. Lee, Jr., Trustee, of record in Book 2319, page 191, said Register's Office, to secure payment to Nashville Mortgage and Realty Company of one note, dated October 1, 1954, for the principal sum of $10,600.00, payable $69.96 per month, including principal and interest, beginning November 1, 1954, balance October 1, 1974.

We, Charles F. Treadway and wife, Ruby P. Treadway

hereinafter called the Grantor, ~~has~~ have bargained and sold, and by these presents does transfer and convey unto

Benjamin Marquis and wife, Mary Jeane Marquis

hereinafter called the Grantee, ~~his~~ their 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. 56 in M. N. Young's Park View Subdivision, as of record in Book 547, page 173, Register's Office for said County.

Said Lot No. 56 fronts 100 feet on the southerly side of Glenwood Avenue and runs back between parallel lines, 176.5 feet on the west line and 178.5 feet on the East line, to a dead line.

Being the same property conveyed to Charles F. Treadway and wife, Ruby P. Treadway, by deed from S. A. Charles and wife, Dorothy M. Charles, of record in Book 2300, page 269, Register's Office for Davidson County, Tennessee.

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. Funds held in Escrow by Mortgagee are hereby transferred to Grantee by Grantor.

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 30th day of July, 1959.

Charles F. Treadway [signature]
Ruby P. Treadway [signature]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bettye Lou King [signature], a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles F. Treadway and wife, Ruby P. Treadway

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 30th day of July, 1959

Bettye Lou King [signature]
Notary Public

My commission expires: [illegible] 3 1962.

File:
Nashville Mortgage and Realty
30
WARRANTY DEED
From 44406
Charles F. Treadway, et ux
To
Benjamin Marquis, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 30 day of JUL A.D. 1959 at 12:10 o'clock P. M.
Noted in Book 93 Page 615
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature]

NASHVILLE TITLE COMPANY
"[...]ed Title"
[...] TENNESSEE

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