K 2962

For and in consideration of the sum of $ ----------$10.00----------
----------Ten and no/100----------DOLLARS
and other good and valuable considerations, cash in hand paid by James S. Gaddes and wife, Kathryn W. Gaddes, the receipt of which is hereby acknowledged, and in further consideration of the said James S. Gaddes and wife, Kathryn W. Gaddes, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust to Thomas H. Malone, III, Trustee, of record in Book 2578, page 323, R.O.D.C., Tennessee, to secure payment of the principal sum of $12,700.00 at 6½% interest, owing to Life & Casualty Insurance Co. of Tennessee.

This conveyance is made subject to restrictions of record in Book 2542, page 456, Register's Office for Davidson County, Tennessee.

We, William T. Garrard and wife, Doris J. Garrard
have bargained and sold, and by these presents do transfer and convey unto the said
James S. Gaddes and wife, Kathryn W. Gaddes
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Harding Park, of record in Book 2331, page 120, R. O. D. C., Tennessee, described as follows:
Said Lot No. 52 fronts 179 feet on the easterly side of Post Road and runs back between lines 207.3 feet on the northerly line and 205.5 feet on the southerly line to a dead line in the rear on which it measures 179.1 feet.
Being the same property conveyed to William T. Garrard and wife, Doris J. Garrard, by deed from James E. Adams and wife, Mary L. Adams, of record in Book 2603, page 551, R. O. D. C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James S. Gaddes and wife, Kathryn W. Gaddes
.....their..... heirs and assigns, forever.

And we do covenant with the said James S. Gaddes and wife, Kathryn W. Gaddes
..... 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, with exception of the before mentioned Deed of Trust.
And William T. Garrard and wife, Doris J. Garrard
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James S. Gaddes and wife, Kathryn W. Gaddes
.....their..... heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of September, 19 59

William T. Garrard

Doris J. Garrard

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named William T. Garrard and wife, Doris J. Garrard
.....
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 25th day of September, 19 59.

Commission expires May 16, 1961

Phillip E. Cole
Notary Public

PHILLIP E. COLE NOTARY PUBLIC DAVIDSON COUNTY TENN.

File: Mid-South Mortgage Corporation

Warranty Deed

From 53044
William T. Garrard, et ux

To
James S. Gaddes, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day SEP A.D. 1959 at 10:05 o'clock M.
Noted in Book 2962 Page 15
Recorded in Book 2962 Page
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

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