BK 2963

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand, and other good and valuable considerations, not herein enumerated, all of which, paid by Charles A. Foster and Pauline H. Foster to me, the grantor herein, the re- DOLLARS ceipt of all of which is hereby acknowledged, and in further consideration that the grantees herein agree to assume and to pay the present indebtedness due and owing to John Hancock Mutual Life Insurance Co. in the present amount of $6,228.83, as recorded in a deed of Trust, executed by Beatrice D. Brunner to W. P. Hiltabrand, Trustee, of record in Book 2110, page 193, Register's Office for Davidson County, Tennessee; I, BEATRICE D. BRUNNER, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES A. FOSTER and wife, PAULINE H. FOSTER, 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. 16 of Block "A" on the Map of Cherokee Park, Section One, of record in Book 547, pages 169 and 170, of the Register's Office for said County.

Said lot No. 16 fronts 100 feet on the westerly side of Mayfair Road and runs back 150 feet on the southerly line and 152.50 feet on the northerly line, to a dead line on which it measures 100.03 feet.

Being the same property conveyed to Beatrice D. Brunner, a widow, by deed from Bessie Smith Joslin, of record in Book 2035, page 565, Said Register's Office.

Said premises are conveyed subject to the aforesaid deed of trust; restrictions of record in Book 805, page 541, and Book 547, pages 169 and 170, both of said Register's Office; 1959 City and State & County taxes which have been pro-rated and will be paid by the grantees herein.

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 A. Foster and wife, Pauline H. Foster, their heirs and assigns, forever.

And we do covenant with the said Charles A. Foster and wife, Pauline H. Foster 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., except as stated herein.

And I, Beatrice D. Brunner, do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said Charles A. Foster and wife, Pauline H. Foster, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30th day of September, 19 59

Beatrice D. Brunner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, F. Spiller Campbell, Jr., a Notary Public in and for said County and State, the within named Beatrice D. Brunner

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 19 59

Commission expires April 24, 1963

F. Spiller Campbell Jr.
Notary Public

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