K 2963

WARRANTY DEED

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - *DOLLARS* cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $7,989.93 of an original note dated August 11, 1955, in the amount of $8,850.00, which note is secured by a Deed of Trust executed by William C. York and wife, to R. Bruce Robertson, Jr., Trustee, of record in book 2430, page 527, Register's Office for Davidson County, Tennessee.

Union Trust Company, a Tennessee Corporation, existing under the laws of the State of Tennessee, has *bargained and sold, and by these presents do transfer and convey unto the said* C. L. Hooks and wife, Glennie S. Hooks, their *heirs 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. 68 on the Plan of Gra-Mar Acres, Section 2, as of record in book 2133, page 74, Register's Office for said County. Said lot No. 68 fronts 85 feet on the easterly side of Lemont Drive and extends back 179.7 feet on the northerly line and 291.2 feet on the southerly line to a dead line, measuring 137.5 feet thereon.

Being the same real property conveyed to Union Trust Company, by deed from William C. York and wife, dated August 13, 1959, filed August 18, 1959, and recorded in Book 2930, page 481, said Register's Office.

This conveyance is made subject to restrictions of record in book 2202, page 222, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along the northeasterly and northwesterly lines of premises, easement for chartered right-of-way of L. & N. R. R. along rear part of premises, 50-foot building setback line from Lemont Drive, and conditions of owners certificate, as shown on plan of record in book 2133, page 74, 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 said C. L. Hooks and wife, Glennie S. Hooks, their *heirs and assigns, forever.*

And it does *covenant with the said* C. L. Hooks and wife, Glennie S. Hooks *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as above set out and for the 1959 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And Union Trust Company, a Tennessee Corporation does *further covenant and bind* itself, its / successors and assigns, *to warrant and forever defend the title to the said land to the said* C. L. Hooks and wife, Glennie S. Hooks, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

IN WITNESS WHEREOF, the said Union Trust Company, Inc., has caused its corporate name to be hereunto subscribed by its duly authorized officers, at Nashville, Tennessee, on this the 4th day of September, 1959.

ATTEST: Lucile Bradley, Secretary

UNION TRUST COMPANY,
BY: Everett H. Brown Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... *a Notary Public in and for said County and State*, ...

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

Witness my hand and official seal at ..... Tennessee, *this* ..... *day of* ..... *19*.....

..... *Notary Public*

Commission expires .....

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