BK 2964

For and in consideration of the sum of TEN AND NO/100 ****
DOLLARS ($ 10.00 ),
and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a deed of trust note, dated May 8, 1956, in the original principal sum of $9,750.00, secured by deed of trust executed by Roy Clifford Anderson and wife, to John W. Murphree, Trustee, of record in Book 2520, page 35, Register's Office for Davidson County, Tennessee,

ROY CLIFFORD ANDERSON and wife, BETTY JEAN ANDERSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
FRED A. ANDERSON and wife, JULIA R. ANDERSON,

hereinafter called the Grantee, his 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. 153 on the Map of Whispering Hills, Section I, as of record in Book 2331, pages 82, 83 and 84, Register's Office for said County.

Said Lot No. 153 fronts 78 feet on the east side of Whispering Hills Drive and runs back between lines 162 feet on the north line, 170.2 feet on the south line to a dead line in the rear on which it measures 101 feet.

Being the same property conveyed to Roy Clifford Anderson and wife, Betty Jean Anderson, by deed from Middle Tennessee Land Company, of record in Book 2538, page 397, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2481, page 499, 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 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, except as shown herein.

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 8th day of October, 1959

Roy Clifford Anderson
Betty Jean Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Nola Walker, a Notary Public in and for the State and County aforesaid, personally appeared the within named Roy Clifford Anderson and wife, Betty Jean Anderson,

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
this, the 8th day of October, 1959

My commission expires: 4-16-63

Nola Walker
Notary Public

8

55170

WARRANTY DEED
MCB&F
From
ROY CLIFFORD ANDERSON ET UX
To
FRED A. ANDERSON ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 9 day of OCT 1959 at 3:29 o'clock P M
Noted in Book 24 Page 332
Recorded in Book 2564 Page 108
Recording Fee $2.00
JAMES P. WILSON, Register
By

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

PG 108