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 certain note, dated July 14, 1954, for $12,100.00, with interest at 4½% per annum; both principal and interest payable $67.26 monthly to the order of Murphree Mortgage Company, and secured by deed of trust executed by Richard F. Knight and wife, to John W. Murphree, Trustee, of record in Book 2306, page 145, Register's Office for Davidson County, Tennessee,

RICHARD F. KNIGHT and wife, LOUISE B. KNIGHT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HENRY F. WINSTEAD and wife, SUE R. WINSTEAD, ***

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:

Being Lot No. 29 on the Map of Meadowview Acres, as of record in Book 2133, page 50, Register's Office for said County.

Said Lot No. 29 fronts 80 feet on the north side of Emery Drive and runs back between lines, 211.8 feet on the west line and 220.6 feet on the east line to the south right-of-way line of the N. C. & St. L. Railroad (abandoned), on which it measures 81.3 feet.

Being the same property conveyed to Richard F. Knight and wife, Louise B. Knight, by deed from Pete Turner and wife, of record in Book 2290, page 521, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2144, page 517, 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 set out above, and except for taxes for 1959 which have been assumed by the Grantees.

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 9th day of October, 1959

Richard F. Knight

Louise B. Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, RHUE FOLK JR, a Notary Public in and for the State and County aforesaid, personally appeared the within named Richard F. Knight and wife, Louise B. Knight

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, the 9th day of October, 1959

My commission expires: July 23 1962

Rhue E. Folk, Jr
Notary Public

WARRANTY DEED
MCB&F
From
RICHARD F. KNIGHT ET UX
To
HENRY F. WINSTEAD ET UX
55665

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of OCT A.D. 1959 at 4:30 o'clock P M.
Noted in Book 54 Page 220
Recorded in Book Page
Recording Fee $2.50
JAMES P. WILSON, Register
By Deputy Register

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PG 515