K 2996

WARRANTY DEED G-72434 REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

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 March 6, 1956, in the original principal sum of $12,700.00, secured by deed of trust, executed by Ralph Hughes Thompson, Jr., and wife, Norma A. Thompson, to Miller Kimbrough, Trustee, of record in Book 2509, page 281, Register's Office for Davidson County, Tennessee,

RALPH HUGHES THOMPSON, JR., and wife, NORMA A. THOMPSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CALVIN A. CAMMUSE and wife, GLADACE V. CAMMUSE,

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 the Eleventh Civil District of Davidson County, Tennessee, being Lot No. 84 on the Plan of Pleasant Acres, Section Two, of record in Book 2133, page 75, Register's Office for said County.

Said Lot No. 84 is situated on the southwesterly corner of Chadwell Drive and Freywood Drive, fronting 100 feet on the southerly margin of Chadwell Drive and 100 feet on the westerly margin of Freywood Drive, said frontages being joined by a curve having a length of 31.42 feet and a radius of 20 feet; said lot extends back 120 feet on the westerly line and 120 feet on the southerly line.

Being the same property conveyed to Ralph Hughes Thompson, Jr., and wife, Norma A. Thompson, by deed from Eugene Pavatte and wife, Martha Gertrude Pavatte, of record in Book 2495, page 247, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2204, page 47, 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.

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 3rd day of December, 1959.

Ralph Hughes Thompson, Jr.

Norma A. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Ralph Hughes Thompson, Jr., and wife, Norma A. Thompson,

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 3rd day of December, 1959.

My commission expires: July 23, 1962

Reau E. Folk, Jr.
Notary Public

NOTARIAL SEAL REAU E. FOLK, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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