K 2996

REAU E. FOLK, JR. FORM

WARRANTY DEED G-155683

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 September 16, 1954, in the original sum of $10,300.00, with interest from date at 4½% per annum, payable to the order of Guaranty Mortgage Company, and secured by a deed of trust executed by Frederick Welch St. John and wife, Helen L. St. John, to Herschel Greer, Trustee, of record in Book 2317, page 39, Register's Office for Davidson County, Tennessee,

O. LEWIS STAERKER and wife, JEAN STAERKER, ***

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ELIZABETH RAU WADE, for her sole and separate use, ***

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. 4 on the Map of Nolensville Heights, as of record in Book 2083, page 80, Register's Office for said County.

Said Lot No. 4 fronts 62 feet on the easterly side of St. Edwards Drive and runs back 245.8 feet on the northerly line and 227.8 feet on the southerly line to a dead line, measuring 65.70 feet thereon.

Being the same real property conveyed to O. Lewis Staerker and wife, Jean Staerker, by deed from Frederick Welch St. John and wife, dated May 3, 1957, filed May 10, 1957, and recorded in Book 2646, page 381, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2277, page 349, 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.

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

O. Lewis Staerker

Jean Staerker

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 O. Lewis Staerker and wife, Jean Staerker, 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

Reau E. Folk
Notary Public

My commission expires: July 23, 1962

NOTARY PUBLIC SEAL

WARRANTY DEED
MCB&F
From
O. LEWIS STAERKER ET UX.
To
ELIZABETH RAU WADE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of DEC A.D. 1959 at 12:28 o'clock P.M.
Noted in Book 3523 Page 373
Recorded in Book Page
Recording Fee
JAMES P. WILSON, Register
By Deputy

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

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