K 2996

BEAU S. POLK, JR., FORM

WARRANTY DEED

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 January 14, 1956, in the original principal sum of $12,800.00, secured by a deed of trust executed by James Harold Williams and wife, Juanita J. Williams, to John W. Murphree, Trustee, of record in Book 2476, page 589, Register's Office for Davidson County, Tennessee,

now Peay,
VICKIE YOUNG, joined by her husband, ROBERT PEAY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
LEONARD C. DALLAS and wife, MARGARET R. DALLAS, ***

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. 47 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of June Drive, at the corner of Lots Nos. 25 and 47; thence with the line between said lots northerly 130 feet to a corner of Lot No. 46; thence with the line between lots 46 and 47 easterly 121.5 feet to the west margin of Theodore Road; thence with the margin of the same southerly 120 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to the north margin of June Drive; thence with the margin of the same, westerly 99 feet to the point of beginning.

Being the same property conveyed to Vickie Young by deed from William L. Lovell, Jr., and wife, Milbrey D. Lovell, of record in Book 2705, page 539, said Register's Office.

The escrow account held by Murphree Mortgage Company in connection with the said assumed loan is also transferred herewith.

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 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 5 day of December, 1959

Vickie Young Peay

Robert Peay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, A. L. Martin, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert Peay

the bargainor(s), with whom I am personally acquainted, and who acknowledged that He executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tenn. Tennessee, this the 5 day of Dec. 1959

A. L. Martin
Notary Public

My commission expires: 7-27-60

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