BK 2997

BEAU E. POLE, JR., FORM

WARRANTY DEED G-135055

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 May 29, 1958, for the principal sum of $10,550.00, with interest at 5½% per annum, both principal and interest payable $63.30 monthly, beginning July 1, 1958, balance June 1, 1983, to the order of The First Mortgage Company of Nashville, and secured by deed of trust executed by James R. King and wife, to E. E. Murrey, Trustee, of record in Book 2770, page 95, Register's Office for Davidson County, Tennessee,

JAMES R. KING and wife, RUTH S. KING,

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

SAMUEL C. CHRISTIAN and wife, WILLIE MAE, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 11th Civil District State of Tennessee, described as follows:

Being known as part of the Bixler Property and described partly by a survey made by Geo. W. Watkins, Surveyor, dated June 28, 1955, and described as follows:

Beginning at an iron pin at the northwest corner of Delaware Avenue and Burrwood Street; thence with the said Avenue with a curve radius to the right of 867.54 feet, a distance of 99.5 feet to the southeast corner of the lot conveyed to Willie K. Flatt and wife, of record in Book 2487, page 575, Register's Office for said County; thence westerly along Flatt's southerly line 200 feet to a point; thence south 13° 30' west 109 feet to an iron pin in the north margin of Burrwood Street; thence with said street, north 82° 08' east 200 feet to the beginning.

Being the same property conveyed to James R. King and wife, Ruth S. King, by deed from Robey K. Hiett and wife, of record in Book 2750, page 549, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1466, page 511, 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 17 day of December, 1959

James R. King
Ruth S. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William H. Murrey, a Notary Public in and for the State and County aforesaid, personally appeared the within named James R. King and wife, Ruth S. King, 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 17 day of December, 1959

William H. Murrey
Notary Public

My commission expires: [illegible] 13, 1962

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