BK 3027

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees, herein, of an unpaid principal balance of $8,807.53 of an original note dated May 15, 1956, in the amount of $9,400.00, which note is secured by a Deed of Trust executed by Robert Lamar Judge and wife, to Herschel Greer, Trustee, of record in Book 2830, page 395, Register's Office for Davidson County, Tennessee.

We, Harrell Dean Ward, Jr., and wife, Mavis B. Ward,

have bargained and sold, and by these presents do transfer and convey unto the said Jo Ann Mercer, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Laverne Acres, of record in Book 2330, page 14, Register's Office for Davidson County, Tennessee.

said Lot No. 11 fronts 177.6 feet on the southerly side of Old Hickory Lane and runs back on the easterly line 200 feet and on the westerly line 195.7 feet and across to the rear line 177.6 feet.

All the same real property conveyed to Harrell Dean Ward, Jr., and wife, Mavis B. Ward, by deed from Robert James Judge and wife, of record in Book _____, page _____, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 2435, page 191, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the northerly and westerly lines of premises, 80-foot building setback line from Old Hickory Lane, and conditions of owners certificate, as shown on plat of record in Book 2330, page 14, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jo Ann Mercer, her

heirs and assigns, forever.

And we do covenant with the said Jo Ann Mercer

that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as above set out.

And we, Harrell Dean Ward, Jr., and wife, Mavis B. Ward

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jo Ann Mercer, her

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of January, 19 60; the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date:

Harrell Dean Ward Jr.

Mavis B. Ward

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Yvonne Evans, a Notary Public in and for said County and State, Harrell Dean Ward, Jr., and Mavis B. Ward

the within named bargainors, 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 11th day of January, 1960.

Yvonne Evans Notary Public

Commission expires October 21, 1960.

69868

WARRANTY DEED

FROM Harrell Dean Ward, Jr. et ux

TO Jo Ann Mercer

Title Union Trust Co. Box 36

REGISTERS OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day
JAN A.D. 1960 M.
10:00 o'clock 4 Page 73
Noted in Book 2 Page 2
Recording Fee $.25
JAMES P. WILSON, Register
By Deputy

Compliments of
Title Company
A Division of
Title Insurance Company
Union Trust Building
Cor. Third & Union
NASHVILLE, TENNESSEE

BK 3027 PG 11