BK 3028

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WARRANTY DEED

FROM

Violet A. Bass

TO

D. W. Clifton, and wife,

Laura J. Clifton.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day
FEB A.D. 1960
12:52 o'clock M.
Noted in Book 95 Page 130
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Jr. Dep.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Ten and No/100###

DOLLARS

together with other good, valuable and adequate consideration to me this day paid in hand by D. W. Clifton and wife, Laura J. Clifton, the receipt of which is hereby acknowledged, and the joining in this instrument by the said D. W. Clifton and wife, Laura J. Clifton as evidence that they hereby assume and promise to pay all of the unpaid obligations contemplated in and under an Installment Deed and a therein fully described Installment Deed Note executed by E. Aubrey Bass (who died a citizen and resident of Davidson County, Tennessee on December 25, 1959) and his wife, Violet A. Bass, on November 26, 1954, said deed having been filed December 1, 1954 and of record in Book 2334, Page 232, Register's Office for Davidson County, Tennessee. Above-mentioned Installment Deed Note was in principal amount of $3,522.68 and payable to the order of P. H. Reynolds and wife, Mary O. Reynolds in monthly installments of $50.00 each, including interest at the rate of 5% per annum to the installment payment date, with the remainder being applied each month to the unpaid principal balance to the ultimate retirement of said note. The first of such $50.00 monthly installments became due and payable January 1, 1955 with a like installment becoming due and payable on the first day of each month until said obligation is fully retired. It is understood and agreed that the unpaid principal balance of the above obligation is $2,232.28.

It is also understood and agreed that any number of installments or the entire balance of the described Installment Deed Note may be paid on any installment-payment date without being penalized for accelerating such installments.

Now, therefore, I Violet A. Bass, the widow of E. Aubrey Bass

have bargained and sold, and by these presents do transfer and convey unto the said

D. W. Clifton and wife, Laura J. Clifton,

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

"Being the westerly half of Lot No. 138 on the map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

"Said part of Lot. No. 138 fronts 50 feet on the southerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line."

Being the same real property conveyed to E. Aubrey Bass, and wife, Violet A. Bass by deed from P. H. Reynolds and wife, Mary O. Reynolds, of record in Book No. 2334, Page 232, R. O. D. C., Tennessee.

The said E. Aubrey Bass having since died.

The Purchasers assume 1958 and 1959 taxes.

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