BK 3030

WARRANTY DEED G-135877

REAU E. FOLK JR. FORM

For and in consideration of the sum of TEN********** DOLLARS ($ 10.00), and other good and valuable considerations paid by the Grantees herein, 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 August 21, 1957, in the original principal sum of $5,650.00, payable in 156 monthly installments of $52.25 each, including interest at 6% per annum, beginning September 1, 1957, the said note being secured by vendor's lien retained in the deed of record in Book 2695, page 238, Register's Office for Davidson County, Tennessee,

WALTER N. HARRIS, R. P. WARD and wife, MARGARET WARD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GENE CRISS and wife, ALMA H. CRISS,

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. 27 on the Revised and Corrected Map of the Subdivision of Caspar Zopfi's Place, as of record in Book 547, pages 21 and 22, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the southerly side of Zopfi Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Walter N. Harris by deed from T. W. Street and wife, of record in Book 2695, page 238, said Register's Office.

The said R. P. WARD and wife, MARGARET WARD, are joining in this deed for the purpose of conveying, and they do hereby convey, to the Grantees all the right, title, interest and estate which the said R. P. Ward and wife, Margaret Ward may have in the property described above.

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, and except for 1960 taxes, which have been prorated and assumed by Buyers.

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 14 day of February, 1960.

R. P. Ward

Margaret Ward

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 Walter N. Harris, R. P. Ward and wife, Margaret Ward, 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 25th day of February, 1960.

Reau E Folk Jr

Notary Public

My commission expires: July 23 1962

BK 4011