K 3035

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 12,000.00 DOLLARS

Twelve Thousand and No/100 of which $1,256.07 has been paid in cash by the grantees, the receipt of which is hereby acknowledged, and for the balance of $10,743.93 the said grantees expressly assume & agree to pay a first mortgage, being in an original amount of $12,000.00 with the present balance of $10,743.93; said indebtedness being more fully described in and secured by a deed of trust executed by Oscar H. White and wife, Johnnie Mai White to E. A. Covington, Trustee of record in Book 2458, page 233, to secure Security Federal Savings & Loan Association of Nashville.

Oscar H. White and wife, Johnnie Mai White by Johnnie Mai White, Attorney-in-fact for Oscar H. White of record in Book 3033, page 87, Register's Office for Davidson County, Tennessee,

have bargained and sold, and by these presents do transfer and convey unto the said W. F. Grayson and wife, Mary H. Grayson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 19, Belleshire Estates, Section 1, as of record in Book 2133, pages 124 and 125, Register's Office for said County.

Said Lot No. 19 fronts 142 feet on the northerly side of Darbytown Road, and runs back 280 feet on the easterly line and 272.1 feet on the westerly line, to a dead line in the rear on which it measures 142.5 feet thereon.

Being the same property conveyed to Oscar H. White and wife, Johnnie Mai White, by deed from Donald Guinn and wife, as of record in Book 2450, page 317, said Register's Office

This conveyance is made subject to the following:

Restrictions recorded Aug. 17, 1954, in Book 2294, page 346, which were made applicable to Bellshire Estates, Sec. 1, by an instrument recorded Sept. 15, 1954 in Bk 2298, Page 109

The recorded plan shows an Owner's Certificate, a 50 ft set-back line from Darbytown Rd and a 10 ft easement along the northerly rear line of the lot, and an anchor easement 2½x20 ft on Darbytown rd, at the southwest front corner of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. F. Grayson and wife, Mary H. Grayson, their heirs and assigns, forever.

And we do covenant with the said W. F. Grayson and wife, Mary H. Grayson 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 1960 taxes which the grantees assume & agree to pay, same having been prorated, & above indebtedness.

And We, Oscar H. White and wife, Johnnie Mai White do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. F. Grayson and wife, Mary H. Grayson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of April, 1960

Johnnie Mai White (signature)
Johnnie Mai White

Oscar H. White (signature)
Oscar H. White
By: Johnnie Mai White atty-in-fact (signature)
Johnnie Mai White, Atty-in-fact

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named Johnnie Mai White

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 1960

Frankie Wilkes (signature)
Notary Public

My commission expires July 25, 1962

TENNESSEE TITLE COMPANY

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