K 3035

REAU E. FOLK, JR., FORM

WARRANTY DEED G-136642

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 grantee herein to pay, the principal balance now due, plus future interest, on a deed of trust note, dated September 4, 1958, in the original principal sum of $5,000.00, secured by deed of trust executed by C. W. Hunt and wife, to Louis R. Linx, Trustee, of record in Book 2826, page 459, Register's Office for Davidson County, Tennessee

C. W. HUNT and wife, NANNIE C. HUNT,

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

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:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 5 on the Map of Sneed & Hamilton's Re-Subdivision of certain lots in Brownsville, as of record in Book 161, page 149, Register's Office for said County.

Said part of Lot No. 5 fronts 50 feet on the northerly side of Fall Street and runs back between parallel lines and along the easterly margin of Scott Avenue, 150 feet to an alley in the rear.

Being the same property conveyed to C. W. Hunt and wife, Nannie C. Hunt, by deed from Ruth D. Martin, a widow, as of record in Book 2803, page 263, 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 shown above and 1960 taxes, which have been prorated and assumed by the Grantee.

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 7th day of April, 1960

C. W. Hunt

Nannie C. Hunt

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 C. W. Hunt and wife, Nannie C. Hunt,

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 7th day of April, 1960

My commission expires: July 23, 1962

Reau E. Folk Jr
Notary Public

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 11 day of APR A.D. 1960 10:18 o'clock AM
and recorded in Book 2935 Page 524
Recording Fee $2.00
JAMES R. WILSON, Register
By

WARRANTY DEED
MC B&F
From
C. W. HUNT ET UX
To
MARJORIE COOK
79127

K 3035

G 514