K 3067

REAU E. FOLK, JR. FORM

WARRANTY DEED G-136757

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 Grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 9, 1955, executed by Francis E. Handwerker and wife, and payable to the order of Murphree Mortgage Company, in monthly installments of $64.90 each, including interest at 4½% per annum, beginning July 1, 1955, the said note being secured by deed of trust executed by Francis E. Handwerker and wife, to Ferriss C. Bailey, Trustee, of record in Book 2417, page 449, Register's Office for Davidson County, Tennessee,

FRANCIS E. HANDWERKER and wife, ANNE W. HANDWERKER,

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

JAMES C. BURNETTE and wife, WILLOW B. BURNETTE,

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 Lot No. 21 on the Plan of Gra-Mar Acres, Section 5, as of record in Book 2330, page 19, Register's Office for said County.

Said Lot fronts 115 feet on the westerly side of Gra-Mar Drive and extends back 290 feet on the northerly line and 303.8 feet on the southerly line to a dead line, measuring 168 feet thereon.

Being the same property conveyed to Francis E. Handwerker and wife, Anne W. Handwerker, by deed from Robert A. Castleman and wife, of record in Book 2436, page 375, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2345, page 519, 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 for 1960 taxes, which have been prorated and assumed by the Grantees.

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 15th day of April, 1960

Francis E. Handwerker

Anne W. Handwerker

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 Francis E. Handwerker and wife, Anne W. Handwerker,

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 15th day of April, 1960

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1962

WARRANTY DEED
MCBAF 80593
From
FRANCIS E. HANDWERKER ET UX
To
JAMES C. BURNETTE ET UX
Folk Reau Folk

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of APR A.D. 1960 at 3:30 o'clock P.M.
Noted in Book 4 Page 5240
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Mary Lou Bradley D.C.

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

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