BK 3068

REAU E. FOLK JR. FORM

WARRANTY DEED G-157659

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 August 2, 1954, for the sum of $14,950.00, with interest at 4½% per annum, both principal and interest payable in monthly installments of $83.12 each, beginning September 1, 1954, to the order of Guaranty Mortgage Company, and secured by deed of trust executed by Nellie S. Gatlin and husband, Homer J. Gatlin, to Herschel Greer, Trustee, of record in Book 2308, page 549, Register's Office for Davidson County, Tennessee,

HOMER J. GATLIN and wife, NELLIE S. GATLIN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM W. DICK, JR. and wife DOROTHY L. DICK,

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. 29 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said County.

Said lot No. 29 fronts 176 feet on the easterly side of Prescott Road and runs back 289.1 feet on the northerly line and 302.9 feet on the southerly line to a dead line, which is a broken line, measuring 143 feet thereon.

Being the same real property conveyed to Nellie S. Gatlin and husband, Homer J. Gatlin, by deed from Glencliff Homes, Inc., dated August 2, 1954, filed August 3, 1954, and recorded in Book 2292, page 595, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1788, page 105, Book 2044, page 31, and Book 2046, page 541, Register's Office for Davidson County, Tennessee.

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 for 1960 taxes which have been 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 27th day of April, 1960.

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 Homer J. Gatlin and wife, Nellie S. Gatlin, 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 27th day of April, 1960.

My commission expires: July 23, 1962

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
MCB&F (ST)

From HOMER J. GATLIN et ux.

To WILLIAM W. DICK, JR. et ux.

81761

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of APR A.D. 1960 at 2:24 o'clock P.M.
Noted in Book 45 Page 613
Recorded in Book 3.3. Page
Recording Fee
JAMES P. WILSON, Register
By D.C. Smith D.R.

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

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