K 3071

For and in consideration of the sum of $10.00, TEN and NO/100 - DOLLARS cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, and the hereinafter named GRANTEES assume and agree to pay $7,816.57 representing the unpaid principal balance of an original indebtedness of $9,950.00 executed by Roy Phelps Angel and wife, to Herschel Greer, Trustee, of record in Book 2169, page 491, Register's Office for Davidson County, Tennessee.

WE: ROY PHELPS ANGEL and wife, FANNIE L. ANGEL have bargained and sold, and by these presents do transfer and convey unto the said ANDREW MARVIN FOX and wife, JULIA M. FOX, 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. 31 on the Plan of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 31 is described as beginning at a point on the south side of Maplecrest Drive, the common corner of Lots 30 and 31; thence with the margin of said Drive, westerly 70 feet to the beginning of a curve; thence with said curve, southwesterly 31.42 feet to a point on the easterly margin of Bennywood Drive; thence with the margin of the same, southerly 180.2 feet to a point; thence easterly 90 feet to the common southerly corner of Lots 30 and 31; thence with the line between said lots, northerly 150.1 feet to the beginning.

Being the same property conveyed to Roy Phelps Angel and wife, Fannie L. Angel, by deed from J.R.Coarsey, Substitute Trustee, of record in Book 2138, page 273, said Register's Office.

Conveyance is made subject to restrictions of record in Book 1874, page 452, 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 said GRANTEES, their heirs and assigns, forever.

And we do covenant with the said GRANTEES 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 as recited above.

And we, the GRANTORS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of MAY 1960.

ROY PHELPS ANGEL — Roy Phelps Angel

FANNIE L. ANGEL — Fannie L. Angel

STATE OF TENNESSEE,
Davidson County

Personally appeared before me, F. W. Hughes, a Notary Public in and for said County and State, the within named Roy Phelps Angel and wife, Fannie L. Angel the bargainors, 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 14 day of MAY, 1960.

Commission expires May 20, 1961

F W Hughes
Notary Public

WARRANTY DEED

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