K 3071

WARRANTY DEED NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($ 10.00), and other good and valuable consideration cash in hand paid by Lillian Newton Hendrickson, receipt of all of which is hereby acknowledged, and in further consideration of the said Lillian Newton Hendrickson assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Jack P. Dacus and wife, Martha K. Dacus, to R. Bruce Robertson, Trustee, of record in Book 2224, page 319, Register's Office for Davidson County, Tennessee, to secure to Prudential Insurance Company of America, the payment of one note dated October 30, 1953, in the original principal amount of $8,000.00, payable in monthly installments of $44.48 each, including principal and interest at the rate of 4½% per annum, beginning December 1, 1953, balance November 1, 1978.

We, Osbon L. Gilbert and wife, Dorothy Gilbert

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

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 the 8th. formerly the 12th. Civil District of Davidson County, Tennessee, being Lot No. 54 on the Plan of Richland Meadows, Section 1, as of record in Book 2085, page 40, Register's Office for said County, described as follows;
Beginning at a point on the easterly margin of Meadow Crest Road at the southwest corner of Lot No. 53 on said plan; thence with the easterly margin of said road southeastwardly 90 feet to the Southwest corner of Lot No. 55 on said plan; thence with the line between said Lots Nos. 54 and 55, northeastwardly 146.4 feet to the common corner of Lots Nos. 53, 54, 55, 56 and 65; thence with the line between said Lots Nos. 53 and 54 westwardly 146.4 feet to the beginning.
Being the same property conveyed to Osbon L. Gilbert and wife, Dorothy Gilbert, by deed from Jack P. Dacus and wife, Martha K. Dacus, of record in Book 2440, page 115, Register's Office for Davidson County, Tennessee.

The said Osbon L. Gilbert and Orbon L. Gilbert, being one and the same person.

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.

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 23rd day of May, 1960

Osbon L. Gilbert

Dorothy Gilbert

STATE OF TENNESSEE
DAVIDSON

Before me, Robert G. Peeler, a Notary Public in and for the State and County aforesaid, personally appeared the within named Osbon L. Gilbert and wife, Dorothy Gilbert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and seal at office in Nashville, Tennessee, this the 23rd day of May, 1960.

Robert G. Peeler
Notary Public

My commission expires: May 19, 1963.

G 617