BK 3073

WARRANTY DEED BEAU E. POLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN & No/100 ---------- DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and subject to a deed of trust executed by James J. Thomas and wife, to Chas. F. Lovell, Trustee, as of record in Book 2757, page 13, to secure Lovell & Malone, Inc., a note dated February 28, 1958, for the sum of $7,400.00, with interest at 5½% per annum, both principal and interest payable $44.40 monthly, with the present balance of said note being $7,069.65, we

James J. Thomas and wife, Patricia G. Thomas

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

William J. Rouse and wife, Goldie T. Rouse

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. 23 of Block "E" on the Plan of Roscoe Place, as of record in Book 843, page 72, Register's Office for said County. Said Lot No. 23 fronts 50 feet on the easterly side of Hudson Avenue and runs back between parallel lines, 150 feet to a dead line,

Being the same property conveyed to James J. Thomas and wife, Patricia G. Thomas, by deed from Lillie O. Phipps, a widow, as of record in Book 2740, page 567, 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.

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 May, 1960

* James J. Thomas

* Patricia G. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named James J. Thomas and wife, Patricia G. Thomas

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, Davidson County, Tennessee, this, the 27th day of May, 1960

My commission expires: November 17, 1963

James M. Foster
Notary Public

File Foster Reports

WARRANTY DEED

From 86935

James J. Thomas and wife,
Patricia G. Thomas

To

William J. Rouse and wife,
Goldie T. Rouse

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 3 day of JUN A.D. 1960 at 11:44 o'clock
Noted in Book 2757 Page 13
Recorded in Bk. Fee $2.00
Recording Fee
JAMES P. WILSON, Register
By Deputy Register

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

PG 571