K 3074

APPROVED AS TO LEGALITY ON
THIS 3 DAY OF June 1960
BY Robert C. Taylor

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00
---TEN AND NO/100--- DOLLARS
Cash paid by Mark A. Young Jr. and Wife, Margaurite K. Young and other good and valuable considerations including the assumption by the said Mark A. Young, Jr. and Wife, Margaurite K. Young of $11,988.17 being the unpaid principal balance of Note dated Nov. 24, 1954 for $13,500. with interest from date at the rate of 4½% per annum on the unpaid balance until paid, said principal and interest payable in monthly installments of $67.49 commencing on the first day of Jan. 1955. Said Note secured by Deed of Trust executed by Edwin A. Merrick, III, and Wife, Doris G. Merrick, to Ferriss C. Bailey, Trustee, recorded in Book 2355, Page 606, Register's Office for Davidson County, Tennessee. Said Note and deed of trust securing same were assigned to Union Dime Savings Bank by an instrument dated January 13, 1955, recorded in Book 2476, Page 647, Register's Office for Davidson County, Tennessee.

We, Edwin A. Merrick, III, and Wife, Doris G. Merrick

have bargained and sold, and by these presents do transfer and convey unto the said Mark A. Young Jr., and Wife, Margaurite K. Young

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Brook Meade, Section II of record in Book 2133, Page 76, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point in the easterly margin of Brook Hollow Road, being the common corner of Lots Nos. 33 and 34; thence in a northerly direction with the margin of said road 175 feet to an iron pin; thence around a curve 39.3 feet to an iron pin in the southerly margin of Georgetown Drive; thence in an easterly direction along the southerly margin of Georgetown Drive 178.0 feet to a concrete monument; thence South 4 degrees West 200 feet to a concrete monument; thence in a westerly direction along the dividing line between Lots 33 and 34, 202 feet to the point of beginning.
Being the same real property conveyed to Edwin A. Merrick, III, and Wife, Doris G. Merrick, by deed from J. M. Medlin and A. B. Ivey, dated Nov. 24, 1954, filed Nov. 26, 1954, and recorded in Book 2333, Page 585, 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 Mark A. Young Jr., and Wife, Margaurite K. Young, their heirs and assigns, forever.

And We do covenant with the said Mark A. Young Jr., and Wife, Margaurite K. Young 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 set out above and 1960 Taxes which have been pro-rated and Purchaser will pay when due.

And We, Edwin A. Merrick, III, and Wife, Doris G. Merrick do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mark A. Young Jr. and Wife, Margaurite K. Young, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 3rd. day of June, 1960

Edwin A. Merrick III

Doris G. Merrick

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