K 3074

For and in consideration of the sum of TEN ($10.00)----------

---------- DOLLARS

Cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption and agreement by the grantees herein to pay the remaining unpaid balance of ~~$11,709.96~~ dollars of an original indebtedness of $11,350.00 secured by deed of trust of record in book 3019 page 77 R.O.D.C. and which was assigned to the Federal National Mortgage Association of record in book 3021 page 479 said register's Office.

We, Vernon C. Keel and wife, Glenda S. Keel have bargained and sold, and by these presents do transfer and convey unto the said J. Wilson Spears and wife, Juanetta T. Spears 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. 65 on the map of Primrose Acres Subdivision, as of record in book 2663, page 106, Register's Office for said County.
Said Lot No. 65 fronts 100.0 feet on the southeast margin of Graycroft Avenue and runs back 216.2 feet on the northeast line and 214.4 feet on the southwest line to a dead line, measuring 100.0 feet thereon. Being the same real property conveyed to Vernon C. Keel and wife, Glenda S. Keel, by deed from Wright and Sadler, Inc., dated December 21, 1959, filed January 5, 1960, and recorded in book 2999, page 99, 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 said J. Wilson Spears and wife, Juanetta T. Spears their heirs and assigns, forever.

And we do covenant with the said J. Wilson Spears and wife, Juanetta T. Spears 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 noted [illegible].

And We, Vernon C. Keel and wife, Glenda S. Keel do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said J. Wilson Spears and wife, Juanetta T. Spears their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this [illegible] day of June, 1960

Vernon C. Keel

Glenda S. Keel

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Vernon C. Keel and wife, Glenda S. Keel

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 office, this [illegible] day of June, 1960.

Commission expires My Commission Expires Nov. 17, 1963

Notary Public

WARRANTY DEED
FROM Vernon C. Keel and wife, Glenda S. Keel
TO J. Wilson Spears and wife, Juanetta T. Spears

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 7 day of JUN A.D. 1960 at 10:27 o'clock A.M.
Noted in Book [illegible] Page 26
Recorded in Book [illegible] Page 200
Recording Fee [illegible]
JAMES P. WILSON, Register
By [illegible] D.C.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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