K 3075

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantee herein and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantee herein assumes and agrees to pay the remaining unpaid balance of a note dated January 10, 1956, executed by the grantors herein, payable to Collateral Investment Company, for the original sum of $8,200.00, with interest at 4½% per annum, both principal and interest payable $45.58 monthly, beginning Feb. 1, 1956, balance due January 1, 1981, and said debt secured by a deed of trust of record in Book 2476, page 79, Register's Office for Davidson County, Tennessee, and said debt having since been assigned to Flushing Federal Savings & Loan Association of Flushing, New York, by an instrument of record in Book 2510, page 36, said Register's Office,

WE, CHARLES W. RIDGE AND WIFE, BETTY P. RIDGE,

have bargained and sold, and by these presents do transfer and convey unto the said MARY KATHERINE WEAVER her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 107 on the Map of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Hilltop Lane, formerly Craig Street, at the corner of Lots Nos. 107 and 108; thence with the line between said lots, easterly 140 feet to the corner of said lots, and of Lots Nos. 102 and 103; thence with the line between Lots Nos. 103 and 107, southerly 50 feet to a point which is 110 feet north of the north margin of Ben Allen Road, formerly Masonic Home Road, at the corner of Lots Nos. 106 and 107; thence with the line between said lots, westerly 114 feet 10 inches to the northeasterly margin of Ben Allen Road, formerly Masonic Home Road; thence with the margin of the same, northwesterly 35 feet 4 inches to the easterly margin of Hilltop Lane, formerly Craig Street; thence with the margin of the same, northerly 25 feet to the point of beginning.

Being the same property conveyed to Charles W. Ridge and wife, Betty P. Ridge, by deed from Grover M. Shockney and wife, as of record in Book 2488, page 255, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1163, page 418, and in Book 1165, page 296, in 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 MARY KATHERINE WEAVER her heirs and assigns, forever.

And we do covenant with the said MARY KATHERINE WEAVER 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.

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 grantee herein, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of June, 1960

Mrs. Betty P. Ridge — Betty P. Ridge

Charles W. Ridge — Charles W. Ridge

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