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 balances of two notes; the first of said notes being dated March 28, 1947, executed by Home Development Corporation, payable to Guaranty Mortgage Company of Nashville, for the original sum of $7,400.00, with interest at 4% per annum, both principal and interest payable $39.07 monthly, beginning May 1, 1947, and balance due April 1, 1972, and said debt having been secured by a deed of trust of record in Book 1474, page 572, Register's Office for Davidson County, Tennessee; and the second of said notes being dated May 1, 1947, executed by Cherry C. Carpenter and wife, payable to Guaranty Mortgage Company of Nashville, for the original sum of $1,800.00, with monthly payments of $9.50 each, beginning June 1, 1947, final payment May 1, 1972, and said debt secured by a deed of trust of record in Book 1478, page 465, said Register's Office, and by an instrument of record in Book 1497, page 635, said Register's Office, both of the above two debts were assigned to The Prudential Insurance Company of America.

WE, CHERRY C. CARPENTER AND WIFE, VIOLET S. CARPENTER,

have bargained and sold, and by these presents do transfer and convey unto the said Gladys B. Carpenter, for her sole and separate use, free from the debts and contracts of her present, or any future husband, with full power vested in her to sell mortgage or otherwise convey as if she were a feme sole, 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. 64 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office for said County.
Said Lot No. 64 fronts 73 feet on the west side of Druid Drive, and runs back between parallel lines, 150 feet to a dead line on which it measures 80.35 feet.
Being the same property conveyed to Cherry C. Carpenter and wife, Violet S. Carpenter, by deed from Home Development Corporation, a Tennessee Corporation, as of record in Book 1472, page 435, 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 GLADYS B. CARPENTER, for her sole and separate use, as hereinabove set out, her heirs and assigns, forever.

And we do covenant with the said GLADYS B. CARPENTER, for her sole and separate use, as hereinabove set out 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 hereinabove set out. 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 GLADYS B. CARPENTER, for her sole and separate use, as hereinabove set out, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of May, 1960

Violet S. Carpenter

Cherry C. Carpenter

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, William L Lowe Jr, a Notary Public in and for said County and State the within named Cherry C. Carpenter and wife, Violet S. Carpenter, 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, Tennessee, this 14 day of May, 1960.

WILLIAM L. LOWE JR. NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires: Jan 27, 1962

William L Lowe Jr
Notary Public

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