BK 3096

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 in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of Six thousand, seven hundred and 09/100 ($6,700.09) Dollars, secured by a Deed of Trust on the property herein conveyed which was executed by Garland R. Allen and wife, to Thomas H. Malone, III, Trustee, and recorded in book 2458, page 317, Register's Office for Davidson County, Tennessee, to secure a note in the original amount of $7,550.00, with interest at the rate of 4½% per annum, and said principal and interest is payable in monthly installments of $41.98, beginning November 1, 1955, balance October 1, 1980,

We, Garland R. Allen and wife, Flora T. Allen,

have bargained and sold, and by these presents do transfer and convey unto the said Joseph U. Thibodeaux, Sr. and wife, Ernestine Thibodeaux, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 27 of Block "D" on the plan of Berry Hill Gardens Subdivision, as of record in book 1130, page 36, Register's Office for said County.
Said lot No. 27 fronts 75 feet on the westerly side of Columbine Place and runs back between parallel lines 131.8 feet to a dead line.
Being the same real property conveyed to Garland R. Allen and wife, Flora T. Allen, by deed from Jenette J. McComas and husband, dated September 16, 1955, filed September 19, 1955, and recorded in book 2450, page 418, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 1165, page 627, said Register's Office, and the plan of record in book 1130, page 36, said Register's Office, shows an easement for public utility purposes along the rear line of premises and building setback line from Columbine Place.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph U. Thibodeaux, Sr. and wife, Ernestine Thibodeaux, their heirs and assigns, forever

And we do covenant with the said Joseph U. Thibodeaux, Sr. and wife, Ernestine Thibodeaux, 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, Garland R. Allen and wife, Flora T. Allen,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph U. Thibodeaux, Sr. and wife, Ernestine Thibodeaux, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of June, 19 60

Garland R. Allen

Flora T. Allen

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