BK 3096

**WARRANTY DEED** G-137693

For and in consideration of the sum of TEN AND NO/100 ****** DOLLARS ($ 10.00 ),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantees herein to pay, the principal balance now due, plus future interest, on a deed of trust note, dated September 11, 1959, in the original principal sum of $13,800.00, secured by deed of trust executed by Frank J. Reilly and wife, Betty June Reilly, to Herschel Greer, Trustee, of record in Book 2984, page 119, Register's Office for Davidson County, Tennessee,

FRANK J. REILLY and wife, BETTY JUNE REILLY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

WILLIS C. GREER and wife, HELEN B. GREER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section I, Caldwell Country Estates, of record in Book 2663, pages 68 and 69, Register's Office for said County.

Said Lot fronts 80 feet on the westerly side of Danby Drive and runs back between parallel lines 255 feet to a dead line.

Being the same property conveyed to Frank J. Reilly and wife, Betty June Reilly, by deed from Fred H. Brown and wife, of record in Book 2960, page 463, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1788, page 108, and in Book 2802, page 369, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1960 taxes, which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 17th day of June, 19 60

Frank J. Reilly

Betty June Reilly

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19__

My commission expires: _____ Notary Public

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