K 3103

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 certain note, dated April 6, 1956, in the original sum of $9,800.00, with interest at 4½% per annum, payable to the order of Murphree Mortgage Company, and secured by a deed of trust executed by Martin Douglas Wolfe and wife, Betty Wolfe, to John W. Murphree, Trustee, of record in Book 2514, page 241, Register's Office for Davidson County, Tennessee

MARTIN DOUGLAS WOLFE and wife, BETTY WOLFE,

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

RONALD G. SLOAN, and wife, MARY R. SLOAN ***

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. 19 on the Map of Part Two, Finnland Heights, of record in Book 1424, page 7, Register's Office for said County.

Said Lot fronts 95 feet on the easterly side of Finn Street and runs back between lines, 150 feet on the south line and 160 feet on the north line to a dead line in the rear on which it measures 95.4 feet.

Being the same property conveyed to Martin Douglas Wolfe and wife, Betty Wolfe, by deed from Finnbuilt Homes, Inc., of record in Book 2499, page 527, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1472, page 163 and Book 1212, page 253, 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 above, and except for all taxes for 1960 which have been prorated and assumed by the Grantee.

The Grantor 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 4th day of August, 1960

Martin Douglas Wolfe

Betty Wolfe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James B. Tidwell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Martin Douglas Wolfe and wife, Betty Wolfe

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

Witness my hand and official seal at Nashville, Tennessee, this, the 4th day of August, 1960

My commission expires: May 15, 1963.

James B. Tidwell
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 5 day of Aug. A.D. 1960 at 2:25 o'clock P.M.
Noted in Book 2514 Page 241
Recorded in Book 2514 Page 241
Recording Fee $2.00

JAMES P. WILSON, Register
By [illegible] D.C.

NASHVILLE TITLE COMPANY
"A Conveyancing Title"
NASHVILLE, TENNESSEE

WARRANTY DEED

From
MARTIN DOUGLAS WOLFE ET UX

To
RONALD G. SLOAN ET UX

96687

G 170