BK 3104

WARRANTY DEED G-138906 REAU E. FOLK, JR., FORM

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 October 28, 1955, in the original principal sum of $8,250.00, payable to the order of Security Federal Savings & Loan Association in monthly installments of $45.86, including interest at 4½% per annum, said note being secured by a deed of trust executed by John W. Cowart and wife to E. A. Covington, Trustee, of record in Book 2467, page 107, Register's Office for Davidson County, Tennessee.

THURMAN EWING ROSE and wife, NORMA G. ROSE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EARL P. HORN and wife, HAZEL A. HORN,

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:

Being Lot No. 67 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office for said County.

Said lot fronts 73 feet on the southerly side of Druid Drive and runs back between lines, 225 feet on the east line, 248 feet on the west line to a dead line on which it measures 118 feet.

Being the same property conveyed to Thurman Ewing Rose and wife, Norma G. Rose, by deed from John W. Cowart and wife, of record in Book 2696, page 295, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1394, page 218, Register's Office for Davidson County, Tennessee.

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 13th day of August, 19 60.

Thurman Ewing Rose

Norma G. Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Thurman Ewing Rose and wife, Norma G. Rose, 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 the 13th day of August, 19 60.

My commission expires: July 23, 1962

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
FROM
THURMAN EWING ROSE, ET UX
TO
EARL P. HORN, ET UX
Filed 9012227

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of AUG A.D. 1960 at 1:30 o'clock P.M.
Noted in Book 26 Page 507
Recorded in Book ____ Page ____
Recording Fee $3.00
JAMES P. WILSON, Register
By

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

BK 3104 PG 497