BK 3104

WARRANTY DEED G-138895 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 August 6, 1955, in the original principal sum of $6,750.00, payable to the order of Security Federal Savings & Loan Association in monthly installments of $48.37, including interest at 6% per annum, said note being secured by a deed of trust executed by Lynn F. Bowden, Jr., and wife, to E. A. Covington, Trustee, of record in Book 2432, page 55, Register's Office for Davidson County, Tennessee.

A. H. WARF and wife, VIRGINIA WARF,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JESSE L. KNIGHT, JR., and wife, DOROTHY W. KNIGHT,

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. 88 on the Map of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for said County.

Said lot fronts 60 feet on the north side of Essex Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to A. H. Warf and wife, Virginia Warf, by deed from Lynn F. Bowden, Jr., and wife, of record in Book 2859, page 637, 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 13th day of August, 19 60

A H Warf

Virginia Warf

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 A. H. Warf and wife, Virginia Warf, 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

Reau E Folk Jr
Notary Public

My commission expires: July 23, 1962

WARRANTY DEED

From A. H. WARF, et ux

To JESSE L. KNIGHT, JR., et ux

98124

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of AUG A.D. 1960 at 1:32 o'clock P.M.
Noted in Book 4L Page 549
Recorded in Book 3104 Page 499
Recording Fee
JAMES P. WILSON, Register
By

REAU E. FOLK, JR., A
NASHVILLE, TENNESS

PG 499