BK 3105

WARRANTY DEED NASHVILLE TITLE COMPANY

For and in consideration of the sum of ONE AND NO/100 **** DOLLARS ($1.00),

and out of the love and affection that John D. Applegate, has for his mother and that Kathleen R. Applegate has for her mother-in-law, 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 March 16, 1960, in the original sum of $25,000.00, with interest at 5% per annum, and a service fee of 1%, payable to the order of Fidelity Federal Savings & Loan Association of Nashville, and secured by a deed of trust executed by John D. Applegate and wife, Kathleen R. Applegate, to Louis Leftwich, Jr., Trustee, of record in Book 3048, page 155, Register's Office for Davidson County, Tennessee, and the further assumption of an indebtedness of $4550.00 with interest @ 6% payable to the Fidelity Fed.Sav.&Loan Assn., per an unrecorded instrument dated July 18, 1960,

JOHN D. APPLEGATE and wife, KATHLEEN R. APPLEGATE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GRACE APPLEGATE QUINN, for her sole and separate use, ***

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 part of Lot 141 on the Map of Belmont Land Company's Plan of Lots called Belmont Heights, of record in Plan Book 421, page 34, Register's Office for said County, Said part of said Lot 141 fronts 100.2 ft. on the west side of Belmont Blvd. and runs back between lines 122 ft. more or less on the north line and 134 ft. on the South line along Blair Blvd. to a dead line in the rear on which it measures 90.3 ft.

Being the same property conveyed to John D. Applegate and wife, Kathleen R. Applegate by deed from Jerome Baxter Smith, Lela Maude Smith and Mary Edith Smith, of record in Book 2536, page 183, 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 set out above.

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 22d day of July 19 60

John D. Applegate
Kathleen R. Applegate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, P. L. Hilliard, a Notary Public in and for the State and County aforesaid, personally appeared the within named John D. Applegate and wife, Kathleen R. Applegate, 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 22d day of July, 19 60

P. L. Hilliard
Notary Public

My commission expires: April 25, 1961.

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