K 3128

For and in consideration of the sum of $ TEN ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, that is, that the grantees herein agree to take and assume the unpaid balance of a mortgage held by Kimbrough-Phillips Co. of Nashville, Tenn., the amount of which is, as of this date, $9,338.48, which the grantees do hereby take and accept as part of the purchase price of the premises described hereinafter. DOLLARS

We, W. G. Derris Sr., and E. C. Chance & Son Realty Co., Inc., have bargained and sold, and by these presents do transfer and convey unto the said Max M. Barnes and wife, Mildred P. Barnes, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot #31 on the Map of Rosewood Heights, Section 2, of record in Book 2133, page 57, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot #31 fronts 89.5 feet on the westerly side of Mitchell Road and runs back between lines 147 feet on the southerly side and 190.6 feet along the northerly side to a dead line in the rear and measures 143.9 feet on said dead line.

Being the same property conveyed to W. G. Derris Sr., and E. C. Chance & Son Realty Co., Inc., by deed from Wesley Green Derris Jr., and wife, Rebecca Jane Derris, of record in Book _____, page _____, 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 said Max M. Barnes and wife, Mildred P. Barnes, heirs and assigns, forever.

And we do covenant with the said Max M. Barnes and wife, Mildred P. Barnes that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And W. G. Derris Sr., and E. C. Chance & Son Realty Co., Inc., do further covenant said bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Max M. Barnes and wife, Mildred P. Barnes, heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27 day of June 1960.

E.C. Chance & Son Realty Co. Inc.
By Horace E. Chance
W. G. Derris Sr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me Horace E Chance, a Notary Public, in and for said County and State, the within named W. G. Derris Sr., and E. C. Chance & Son Realty Co. Inc. 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 office in Madison, Tennessee, this 27 day of June 1960.

Commission expires OCT-19-1960

Horace E. Chance
Notary Public

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WARRANTY DEED

STATE OF TENNESSEE
DAVIDSON COUNTY

TITLE INSURANCE COMPANY

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