BK 3131

WARRANTY DEED G-139146

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 January 22, 1959, in the original principal sum of $9,000.00 payable to the order of Home Federal Savings & Loan Association in monthly installments of $57.99 including interest at 5% per annum, and 1% per annum service fee, said note being secured by a deed of trust executed by Charles H. Hall and wife, to E. A. Goodloe, Trustee, of record in Book 2893, page 167, Register's Office for Davidson County, Tennessee.

CHARLES H. HALL and wife, ALYNE HALL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALVIN E. REESE and wife, SARAH LOUISE REESE

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 the westerly one-half of Lot No. 18 and the easterly 27 feet of Lot No. 17 on the Plan of Sunset Park, as of record in Book 332, page 132, Register's Office for said County.

Said westerly one-half of Lot No. 18 and the easterly 27 feet of Lot No. 17 adjoin and front together 77 feet on the southerly side of Sunset Place, and extend back between parallel lines, 160.5 feet to a line.

Being the same property conveyed to Charles H. Hall and wife, Alyne Hall by deed from Neil H. Wright Jr., and wife, of record in Book 2864, page 563, 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 the 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 15th day of Sept., 19 60

Charles H. Hall

Alyne Hall

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 Charles H. Hall and wife, Alyne Hall,

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 15th day of Sept., 19 60.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1962

FS