BK 3133

WARRANTY DEED G-139939

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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note dated May 17, 1956, in the original principal sum of $8,000.00, payable to The Prudential Insurance Company of America, payable with interest as set out in said note, balance due May 1, 1971, said note being secured by a deed of trust executed by Franklin F. Elliott and wife, to R. Bruce Robertson, Jr., Trustee, of record in Book 2520, page 483, Register's Office for Davidson County, Tennessee ,

FRANKLIN F. ELLIOTT and wife, DOROTHY D. ELLIOTT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN T. BOONE, JR., and wife, HELEN BALDWIN BOONE,

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. 17 on the Map showing Subdivision of certain lots in Oak Hill Subdivision No. 1, as of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 17 fronts 100 feet on the southerly side of Glendale Park Avenue, and runs back between parallel lines 285 feet to the northerly line of Lot No. 35.

Being the same property conveyed to Franklin F. Elliott and wife, Dorothy D. Elliott, by deed from W. H. Haynes and wife, of record in Book 1338, page 530, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions as may be enforceable against said subdivision.

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 grantee.

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 4th day of October, 19 60

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 Franklin F. Elliott and wife, Dorothy D. Elliott,

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 4th day of October, 19 60.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1962

WARRANTY DEED
CB&F
From
FRANKLIN F. ELLIOTT ET UX,
5946
To
JOHN T. BOONE, JR., ET UX,

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of OCT A.D. 19 60
at 2:15 o'clock P.M.
Noted in Book 3133 Page 513
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

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

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