BK 3134

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 ---------- TEN AND NO/100 ---------- DOLLARS

cash in hand paid by Francis M. Durrett and wife, Frances B. Durrett, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the remainder of said consideration, amounting to TEN THOUSAND TWO HUNDRED NINE AND 62/100 ($10,209.62) DOLLARS, the said Francis M. Durrett and wife, Frances B. Durrett, have expressly assumed and agreed to pay the unpaid balance of a first mortgage loan, originally in the amount of TWELVE THOUSAND AND NO/100 ($12,000.00) DOLLARS; and said Grantees agree to pay the instalment due November 1, 1960, and all subsequent instalments, said debt being more fully described in and secured by a Deed of Trust executed by J. Marshall Summar, Jr., and wife to S. G. Robertson, Jr., Trustee, of record in Book 2358, page 225, Register's Office for Davidson County, Tennessee;

we, J. Marshall Summar, Jr., and wife, Marie C. Summar,

have bargained and sold, and by these presents do transfer and convey unto the said Francis M. Durrett and wife, Frances B. Durrett,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 118 on the Plan of Eastland Acres, Section I, of record in Book 2133, page 103, Register's Office for said County.

Said lot fronts 151.3 feet on the southwesterly side of Newhall Drive and runs back 330 feet on the northwesterly line and 329.8 feet on the southeasterly line, to a dead line, measuring 72 feet thereon.

Being the same property conveyed to J. Marshall Summar, Jr., and wife, Marie C. Summar, by deed from Southern Homesites, Inc., of record in Book 2291, page 131, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2284, page 612, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 103, which shows an Owner's Certificate, certain easements and set-back lines.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Francis M. Durrett and wife, Frances B. Durrett, their heirs and assigns, forever.

And we do covenant with the said Francis M. Durrett and wife, Frances B. Durrett, 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, except as hereinabove set out.

And we, J. Marshall Summar, Jr., and wife, Marie C. Summar, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Francis M. Durrett and wife, Frances B. Durrett, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of October, 1960

J. Marshall Summar Jr.

Marie C. Summar

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, George E. Bivins, Jr., a Notary Public in and for said County and State, the within named J. Marshall Summar, Jr., and wife, Marie C. Summar,

the bargainor 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 7th day of October, 1960

My Commission Expires: Sept. 1, 1961

George E. Bivins, Jr.
Notary Public

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