K 3135

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 the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged and the further consideration that the grantees herein assume and agree to pay $12,770.73, the remaining unpaid balance of a note dated June 9, 1959, executed by the Grantors herein, payable to Kimbrough-Phillips Company, for the original sum of $13,100.00, with interest at 5½ per annum, both principal and interest payable $78.60 monthly, beginning August 1, 1959, final payment July 1, 1984, and secured by a deed of trust of record in Book 2936, page 121, Register's Office for Davidson County, Tennessee.

we, ROBERT O. WILLIAMS AND WIFE, NANCYE S. WILLIAMS

have bargained and sold, and by these presents do transfer and convey unto the said MARY ANNE CHESTER AND SISTER, MARTHA CHESTER CALDWELL, as joint tenants with the right of survivorship, the entire fee to vest in the survivor at the death of either 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. 19 of Block 9 on the Map of a Re-subdivision of part of Royal Oaks Subdivision, as of record in Book 547, page 167, Register's Office for said County. Said lot fronts 100 feet on the northerly side of Sunnybrook Drive and runs back between lines, 197 feet 9 inches on the west line and 198 feet 1 inch on the east line, to a dead line, measuring 100 feet thereon.
Being the same property conveyed to Robert O. Williams and wife, Nancye S. Williams, by deed from Bennett P. Singleton and wife, of record in Book 2910, page 56, said Register's Office.

The above described property is being conveyed subject to Restrictions of record in Book 1541, page 197, 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 said MARY ANNE CHESTER AND SISTER, MARTHA CHESTER CALDWELL their heirs and assigns, forever.

And we do covenant with the said MARY ANNE CHESTER AND SISTER, MARTHA CHESTER CALDWELL 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, the grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand a this 8 day of October, 19 60

Robert O. Williams — Robert O. Williams

Nancye S. Williams — Nancye S. Williams

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named Robert O. Williams and wife, Nancye S. Williams

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, Davidson County, Tennessee, this 8 day of October, 19 60

Commission expires February 7, 1961

L. W. Carney
Notary Public

TENNESSEE TITLE COMPANY

G 31