BK 3159

WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand ----------
----------($13,000.00)----------*DOLLARS*
of which $7,110.44 has been paid in cash by Volunteer Structures, Inc. to Ann Lucille Mattox, the receipt of which is hereby acknowledged, and for the balance the said Volunteer Structures, Inc. has assumed and agrees to pay, according to the terms thereof the balance of a note payable to First Federal Savings & Loan Association and secured by deed of trust of record in Book 2589, page 59, Register's Office for Davidson County, Tennessee, the balance being $5,889.56.

I, the said Ann Lucille Mattox *have bargained and sold, and by these presents do transfer and convey unto the said* Volunteer Structures, Inc, their successors and assigns, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* 302 42nd Avenue, North, Nashville, Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 and the northerly 10 feet of Lot No. 8 on the Plan of W. L. Hailey & Co.'s Subdivision in West Nashville, as of record in Book 547, page 102, Register's Office for said County.

Being the same property conveyed to L. Howard Mattox and wife, Ann Lucille Mattox, by deed from J. E. Crain and wife, Marie S. Crain of record in Book 2087, page 159, Register's Office for Davidson County, Tennessee, the said L. Howard Mattox having since died.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Volunteer Structures, Inc. its successors and assigns, *forever.*

And I *do covenant with the said* Volunteer Structures, Inc. *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by first deed of trust above referred to and assumed by the grantee and taxes for 1960 which have been pro rated and assumed by the grantee.

And I, Ann Lucille Mattox *do further covenant and bind* myself, my heirs and representatives, *to warrant and forever defend the title to the said land to the said* Volunteer Structures, Inc. its successors and assigns *against the lawful claims of all persons, whomsoever. Witness* My hand this 25th day of October, 1960, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ann Lucille Mattox

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh C. Howser, *a Notary Public in and for said County and State,* Ann Lucille Mattox, *the within named bargainer, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 25th *day of* October, 1960.

Hugh C. Howser

NOTARY PUBLIC, DAVIDSON COUNTY, TENN.

Commission expires February 19, 1962

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