BK 3160

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 by and agreement by the Grantor to pay the principal balance, plus future interest, now due and to be due on a certain note dated September 15, 1953, in the original principal sum of $8,500.00, payable to the order of Guaranty Mortgage Company in monthly installments of $47.26, including interest at 4½% per annum, and secured by a deed of trust of record in Book 2217, page 551, Register's Office for Davidson County, Tennessee.

JAY B. GOOCH and wife, ANNA LEE GOOCH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HOWARD G. HULETT and wife, LOUISE R. HULETT,

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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 57 fronts 60 feet on the westerly side of Maplecrest Drive and extends back between lines 195 feet on the southerly line and 197.5 feet on the northerly line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Jay B. Gooch and wife, Anna Lee Gooch, by deed from Fred W. Troupe, Jr., and wife, Bettye Jane Troupe, of record in Book 2649, page 57, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 1874, page 452; easement for water main which may or may not affect these premises, of record in Book 1881, page 575; the plan of record in Book 1835, pages 27 and 28; and amendment of record in Book 2143, page 41, all in said 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 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.

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 5th day of July, 1957

Jay B. Gooch
Anna Lee Gooch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sarah Gosling, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jay B. Gooch and wife, Anna Lee Gooch, 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 5th day of July, 1957

Sarah Gosling
Notary Public

My commission expires: 4-21-59.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of July 1957 A.D. 1957 at 1:01 o'clock P.M.
Noted in Book 2743 Page 324
Recorded in Book 3160 Page 144
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.R.

WARRANTY DEED
MCB&F
From JAY B. GOOCH ET UX
To HOWARD G. HULETT ET UX
3203 Mayberry Dr. 37211
12734

BK 3160 PG 144