BK 3164

Book 3161 Page 123 123

WARRANTY DEED 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 February 1, 1960, in the original principal sum of $11,700.00, payable to the order of Home Federal Savings & Loan Association of Nashville, in monthly installments of $75.39, including interest at 5% per annum and 1% service fee, said note being secured by a deed of trust executed by R. J. Richmond and wife to E. A. Goodloe, Trustee, of record in Book 3023, page 123, Register's Office for Davidson County, Tennessee,

C. M. RICHMOND, joined by his wife, AMYE D. RICHMOND,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HATTIE MAI PURSLEY CLINARD, for her sole and separate use

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. 118, Section I, Hillhurst Acres, as of record in Book 2331, pages 50 and 51, Register's Office for said County.

Said Lot No. 118 fronts 130 feet on the southwesterly side of Richmond Hill Drive, and runs back between parallel lines 376 feet to a dead line in the rear.

Being the same property conveyed to C. M. Richmond by deed from R. J. Richmond, of record in Book 3161, page 184, Register's Office for Davidson County, Tennessee.

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 30th day of November, 19 60

C. M. Richmond

Amye D. Richmond

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 C. M. Richmond and wife, Amye D. Richmond, 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 the 30th day of November, 19 60

My commission expires: July 23, 1962

Reau E. Folk
Notary Public

WARRANTY DEED
C&F
From
C. M. RICHMOND
To
HATTIE MAI PURSLEY CLINARD
17012

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of Dec. A.D. 1960 at 2:22 o'clock P.M.
Noted in Book 3164 Page 516
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Mrs. Lynn D.C.

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

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