BK 3177

WARRANTY DEED — The DAVIDSON COUNTY TITLE INS. CO. INC.

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($ 10.00),

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby fully acknowledged, the grantees herein named assume and agree to pay the unpaid balance now owing on one certain Deed of Trust executed by Frederick Francis Beuerlein and wife, Arline G. Beuerlein, to Miller Kimbrough, Trustee, to secure Kimbrough-Phillips Company the original principal sum of $12,600.00 with interest at the rate of 4½% per annum, as of record in Book 2574, page 335, Register's Office for Davidson County, Tennessee,

We, Charles Frederick Griffen and wife, Shirley Ann Griffen,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Leonard C. Hunt and wife, Georgetta H. Hunt,

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. 146 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for said County.

Said Lot No. 146 fronts 77 feet on the south side of Twin Lawn Drive, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Charles Frederick Griffen and wife, Shirley Ann Griffen, by deed from Frederick Francis Beuerlein and wife, Arline G. Beuerlein, as of record in Book 2961, Page 261, 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, except as set out above.

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 7th day of January, 1961

Charles Frederick Griffen

Shirley Ann Griffen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cletus Knight, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles Frederick Griffen and wife, Shirley Ann Griffen,

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 Donelson, Tennessee, this, the 7th day of January, 1961

My commission expires: 11/10/1963

Cletus Knight
Notary Public

WARRANTY DEED

From 21028
CHARLES FREDERICK GRIFFEN, ET UX

To
LEONARD C. HUNT, ET UX

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
the 8th day of JAN 1961 at 8:08 A.M.
Noted in book 97 page 698
Recorded in Book 2.00
Recording fee
JAMES P. [illegible]
By

Mail to:

The DAVIDSON COUNTY TITLE INSURANCE CO. INC.
"A Guaranteed Title"
NASHVILLE 14, TENNESSEE
2514 Lebanon Road

PG 279