K 3178

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Fifteen Thousand Seven Hundred Forty-Eight and 5/100 - - -($15,748.05) - - - - - - - - - - - - - - - - - - DOLLARS of which One Thousand Eight Hundred Dollars ($1,800.00) cash paid by George R. Bratton and wife, Mary R. Bratton, to Robert H. Snow and wife, Patricia P. Snow, the receipt of which is hereby acknowledged and for the remainder balance George R. Bratton and wife Mary R. Bratton assume and agree to pay an indebtedness in the amount of Thirteen Thousand Nine Hundred Forty-Eight and 5/100 Dollars ($13,948.05) owing by Robert H. Snow and wife Patricia P. Snow to the Prudential Insurance Company of America as evidenced by their note dated October 24, 1957, in the principal amount of Fourteen Thousand Nine Hundred Fifty Dollars ($14,950.00) bearing interest at the rate of 5¼% per annum on the unpaid balance, payable in monthly installments of Eighty-Nine and 70/100 Dollars ($89.70), said note being secured by a Deed of Trust to R. Bruce Robertson, Jr., Trustee, and of record in Book 2675, page 509, Register's Office of Davidson County, Tennessee,

Robert H. Snow and wife, Patricia P. Snow,

/ have bargained and sold, and by these presents do transfer and convey unto the said George R. Bratton and wife, Mary R. Bratton,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being lot No. 59 on the Plan of Haileywood Estates, Section 4, as of record in Book 2330, Page 59, Register's Office for said County.
Said lot No. 59 fronts 103 feet on the westerly side of Anchorage Drive and extends back 337 feet on the northerly line and 241.8 feet on the southerly line to a dead line, measuring 140.5 feet, thereon.
Being the same real property conveyed to Robert H. Snow and wife, Patricia P. Snow, by deed from George Gianikas and wife, of record in Book 2702, Page 151, 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 said George R. Bratton and wife, Mary R. Bratton,

their heirs and assigns, forever.

And we do covenant with the said George R. Bratton and wife, Mary R. Bratton 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 by a Deed of Trust executed by Robert H. Snow and wife, Patricia P. Snow, to R. Bruce Robertson, Trustee, to sedure the payment of a note in the amount of $14,950.00 as of record in Book 2675, Page 509, R.O.D.C.
And Robert H. Snow and wife, Patricia P. Snow

do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said George R. Bratton and wife, Mary R. Bratton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13th day of January, 19 61

Nancy W. Stone — Robert H. Snow
Mary Elizabeth Taylor — Patricia P. Snow

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