K 3180

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ ----------$10.00----------
----------Ten and no/100----------DOLLARS
and other good and valuable considerations, cash in hand paid by John W. Chessor and wife, Virginia D. Chessor, the receipt of which is acknowledged, and in further consideration of the said John W. Chessor and wife, Virginia D. Chessor, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by William Porter Rankin and wife, to James B. Turner, Trustee, as of record in Book 2582, page 536, to secure Provident Trust Company, a note dated Jan. 17, 1957, for the sum of $8,000.00, with interest at 5½% per annum, both principal and interest payable $55.04 monthly, beginning Mar. 1, 1957, balance due Feb. 1, 1977.
By an instrument of record in Book 2582, page 535, the above debt was assigned to Kansas City Life Insurance Company.

This conveyance is made subject to restrictions recorded prior to Feb. 15, 1950, in Book 1491, page 439, and in Book 1454, page 70, said Register's Office.

We, William Porter Rankin and wife, Nina C. Rankin
have bargained and sold, and by these presents do transfer and convey unto the said John W. Chessor and wife, Virginia D. Chessor
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. 8 on the Plan of Hawthorne Place, as of record in Book 1424, page 22, Register's Office for said County.
Said Lot No. 8 fronts 70 feet on the north side of Clifton Avenue or Clifton Lane, and runs back 236 feet on the west line and 231.2 feet on the east line, to a dead line in the rear on which it measures 62 feet.
Being the same property conveyed to William Porter Rankin and wife, Nina C. Rankin by deed from Inez B. Rankin, as of record in Book 2635, page 303, 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 John W. Chessor and wife, Virginia D. Chessor.
their heirs and assigns, forever.
And we do covenant with the said John W. Chessor and wife, Virginia D. Chessor
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, with the exception of the before mentioned deed of trust.
And we, William Porter Rankin and wife, Nina C. Rankin
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John W. Chessor and wife, Virginia D. Chessor
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of February, 19 61

William Porter Rankin

Nina C. Rankin

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named William Porter Rankin and wife, Nina C. Rankin

the bargainors, 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 3rd day of February, 19 61

Commission expires May 16, 1961

Phillip E. Cole
Notary Public

TENNESSEE TITLE COMPANY

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