K 3181

WARRANTY DEED G-7655 — NASHVILLE TITLE COMPANY

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 October 6, 1955, in the original sum of $8,500.00, with interest at 4½% per annum, payable to the order of Kimbrough-Phillips Co., and secured by a deed of trust executed by Harold Loraine Cantrell and wife, Gwendolyn C. Cantrell, to Miller Kimbrough, Trustee, of record in Book 2462, page 317, Register's Office for Davidson County, Tennessee,

HAROLD LORAINE CANTRELL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES M. NICHOLS, and wife, BONNIE R. NICHOLS, ***

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 the East 30 feet of Lot No. 48 and the West 30 feet of Lot No. 49 on the Map of T. I. Ward's Re-Subdivision of certain lots in Williams and Hayes Company's Belleview Plan, of record in Book 974, page 48, Register's Office for said County.

Said parts of said lots adjoin and front together 60 feet on the northerly side of Ward Street, and run back between parallel lines 161 feet to a dead line.

Being the same property conveyed to Harold Loraine Cantrell and wife, Gwendolyn C. Cantrell, by deed from Southern Trust Company of Nashville, a Tennessee corporation, of record in Book 2453, page 387, Register's Office for said County, and being the same property given to Harold Loraine Cantrell by decree of Fourth Circuit Court, Davidson County, Tennessee, of record in Book 3103, page 247, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1108, page 543, 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, except as above and except for State and County taxes for 1960, which have been assumed by the Grantee.

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 11 day of February, 19 61

Harold Loraine Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Floyd Null, a Notary Public in and for the State and County aforesaid, personally appeared the within named Harold Loraine Cantrell,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 11 day of February, 1961

Floyd Null
Notary Public

My commission expires:
April 15, 1961

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