BK 3186

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REAU E. FOLK, JR., FORM

WARRANTY DEED G-140532

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 grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 30, 1957, in the original principal sum of $12,200.00, payable to Murphree Mortgage Company in monthly installments of $67.47, including interest at 5½% per annum, said note being secured by a deed of trust executed by Floyd L. Carlton and wife, to Ferriss C. Bailey, Trustee, of record in Book 2683, page 399, Register's Office for Davidson County, Tennessee,

FLOYD L. CARLTON and wife, DOROTHY O. CARLTON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto G. S. WIGGINS and wife, LILLIAN C. WIGGINS,

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. 122 on the Plan of Hillhurst Acres, Sec. I, of record in Book 2331, page 51, Register's Office for said County, as follows:

Beginning at a point in the south margin of Richmond Hill Drive at the corner of Lots No. 121 and 122; thence along said Drive, east 152.9 feet to a monument at the beginning of a curve; thence around said curve in the southeasterly direction 39.27 feet to the monument in the west margin of Lyndale Drive; thence south with said Drive, 178 feet to a monument; thence west 224.1 feet to a monument in the easterly line of Lot No. 121; thence with the line between Lots No. 121 and 122, northerly 69.8 feet to another monument, continuing northerly with the line between said lots, 141.6 feet to the beginning.

Being the same property conveyed to Floyd L. Carlton and wife, Dorothy O. Carlton, by deed from R. J. Richmond and wife, as of record in Book 2708, page 327, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 2444, page 32, and in Book 2446, page 47, said Registers 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 shown 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 18th day of March, 1961.

Floyd L. Carlton

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 Floyd L. Carlton and wife, Dorothy O. Carlton, 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 Nashville, Tennessee, this the 18th day of March, 1961.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1962

FS

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