K 3186

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -
TEN AND NO/100- DOLLARS
cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of TEN THOUSAND THREE HUNDRED SIXTY-SIX AND 69/100 DOLLARS ($10,366.69) which is secured by a Deed of Trust on the property herein conveyed, which was executed by Frank K. Duncan and wife to Ferriss C. Bailey, Trustee, of record in book 2920, page 425, Register's Office for Davidson County, Tennessee, to secure the payment of a note in the original principal amount of $10,650.00, payable in monthly installments of $58.89 each, including principal and interest at the rate of 5¼% per annum, beginning June 1, 1959, balance May 1, 1989, said note and Deed of Trust having since been assigned to Union Dime Savings Bank by instrument of record in book 2978, page 465, said Register's Office,

We, Frank K. Duncan and wife, Tommie B. Duncan,
have bargained and sold, and by these presents do transfer and convey unto the said James J. Schuller and wife, Jeannette Schuller, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 47 on the Map of Blanchard Heights, as of record in book 2663, pages 62 and 63, Register's Office for said County. Said Lot No. 47 fronts 98.68 feet on the east side of Keeley Drive and runs back 291.71 feet on the north line and 303.43 feet on the south line to a dead line in the rear on which it measures 90 feet. Being the same real property conveyed to Frank K. Duncan and wife, Tommie B. Duncan, by deed from Melview Homes, Inc., dated May 4, 1959, filed May 8, 1959, and recorded in book 2904, page 489, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 2795, page 99, said Register's Office, and to the setback lines and easements as shown on the plan of record in book 2663, pages 62 and 63, said Register's Office.

Taxes for 1961 have been pro-rated and are assumed by the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James J. Schuller and wife, Jeannette Schuller, their heirs and assigns, forever.

And we do covenant with the said James J. Schuller and wife, Jeannette Schuller, 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.

And we, Frank K. Duncan and wife, Tommie B. Duncan,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James J. Schuller and wife, Jeannette Schuller, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of March, 1961

Frank K. Duncan

Tommie B. Duncan

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