K 3220

WARRANTY DEED G 7918 — 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 March 23, 1956 in the original sum of $8,750.00, with interest at 4½% per annum, payable to the order of Guaranty Mortgage Company, secured by a deed of trust executed by Green McPherson and wife, Dorothy W. McPherson, to Herschel Greer, Trustee, of record in Book 2512 Page 609, Register's Office for Davidson County, Tennessee.

GREEN MCPHERSON and wife, DOROTHY W. MCPHERSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. W. SENSING and wife, SALLIE V. SENSING

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 southerly one half of Lot No. 7 of Block "C" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for said County.

Said part of said Lot No. 7 fronts 50 feet on the Westerly side of Greenland Avenue, formerly Willmeta Avenue, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Green McPherson and wife, Dorothy W. McPherson by deed from Hayden Reece Colse and wife, Margaret M. Cole of record in Book 2498, page 239, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1148, page 394, Book 954 page 571, 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 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 20 day of April, 19 61

Green McPherson

Dorothy W. McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Chas. A. Yancey, a Notary Public in and for the State and County aforesaid, personally appeared the within named Dorothy W. McPherson and Green McPherson, the bargainer(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 20th day of April, 1961

Chas. A. Yancey
Notary Public

My commission expires: My Commission Expires Oct. 30, 1961

WARRANTY DEED
From Green McPherson, et ux
To W. W. Sensing, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day of APR A.D. 1961 at 1:21 o'clock P.M.
Noted in Book 4918 Page 536
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Eric Lee D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

G 633