K 3221

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 9, 1959, in the original principal sum of $7,700.00, payable to the order of Lovell & Malone, Inc., in monthly installments of $47.36, including interest at 5½% per annum, beginning January 1, 1960, said note being secured by a deed of trust executed by Franklin Eugene Shiney and wife, Bernice Faye Shiney to Charles F. Lovell, Trustee, of record in Book 3016, page 341, Register's Office for Davidson County, Tennessee,

FRANKLIN EUGENE SHINEY and wife, BERNICE FAYE SHINEY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
JOHN P. BAGGETT and wife, GLORIA A. BAGGETT,

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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Glenrose Subdivision of record in Book 1424, page 142, Register's Office for said County and described as follows:

Beginning at a point in the easterly margin of Rose Street at the corner of Lots Nos. 25 and 26; thence with the line between said lots southeasterly 145.9 feet to the corner of Lots Nos. 26 and 27; thence with the line between said lots northeasterly 145 feet to the southerly margin of Evelyn Avenue; thence with the margin of the same, northwesterly 120 feet to the beginning of a curve; thence around said curve, southwesterly 31.42 feet to the margin of Rose Street; thence with the margin of the same southwesterly a total distance of 96.25 feet to the beginning.

Being the same property conveyed to Franklin Eugene Shiney and wife, Bernice Faye Shiney by deed from Clinton Bastien Bradshaw and wife, Jean Gentry Bradshaw of record in Book 2996, page 568, Register's Office for Davidson County, Tennessee.

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.
and taxes for the year 1961 which the Grantees agree to assume.
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 21st day of April, 19 61.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ethelyne Tatom, a Notary Public in and for the State and County aforesaid, personally appeared the within named Franklin Eugene Shiney and wife, Bernice Faye Shiney, 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 21st day of April, 19 61.

Ethelyne Tatom
Notary Public

My commission expires: 2/29/64

WARRANTY DEED
From 36215
FRANKLIN EUGENE SHINEY & WIFE
BERNICE FAYE SHINEY
To
JOHN P. BAGGETT AND WIFE,
GLORIA A. BAGGETT

STATE OF TENNESSEE
DAVIDSON COUNTY
Noted in Book 96 Page 339
Recording Fee $2.00
JAMES P. WILSON, Register

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