K 3222

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of -------TEN & NO/100 ---------- DOLLARS ($10.00), Cash in hand paid by Vernon E. Owens and wife, Ellen F. Owens, and other good and valuable considerationd, receipt of which is hereby acknowledged, and for the further agreement by Vernon E. Owens and wife, Ellen F. Owens, to assume the balance of a note given to secure First Federal Savings & Loan Association of Nashville, said balance being $10,231.91, with payments being $63.90 per month, principal and interest, we

Garnet L. Goostree and wife, Naomi C. Goostree

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Vernon E. Owens and wife, Ellen F. Owens

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. 75 on the Plan of Springdale Subdivision, of record in Book 974, page 18, Register's Office for said County.

Said Lot No. 75 fronts 50 feet on the northerly side of McClurkan Avenue and runs back between parallel lines 162.7 feet to a dead line.

Being the same property conveyed to Garnet L. Goostree and wife, Naomi C. Goostree, by deed from C. C. Arney and wife, Annie Mae T. Arney, of record in Book 2905, page 264, 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.

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 25th day of April 1961

x Garnet L. Goostree
x Naomi C. Goostree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named Garnet L. Goostree and wife, Naomi C. Goostree 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, Davidson County, Tennessee, this, the 25th day of April, 1961

James M Foster
Notary Public

My commission expires: November 17, 1964.

File "Foster Realty Co"

WARRANTY DEED
From 37537
Garnet L. Goostree and wife, Naomi C. Goostree
To
Vernon E. Owens and wife, Ellen F. Owens

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record this 1 day of MAY A.D. 1961 at 3:35 o'clock P.M.
Noted in Book 4167 Page 153
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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