BK 3222

WARRANTY DEED G-7946 — BEAU E. FOLK, JR., FORM — **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 Grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated January 8, 1957, in the original sum of $9,300.00, with interest at 4½% per annum, payable $47.15 per month, and to the order of Guaranty Mortgage Company, and secured by a deed of trust executed by William Thomas Trevathan and wife, Dorothy Ann Driver Trevathan to Herschel Greer, Trustee, of record in Book 2581, page 161, Register's Office for Davidson County, Tennessee,

WILLIAM THOMAS TREVATHAN and wife, DOROTHY ANN DRIVER TREVATHAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KINNARD PERRY CRUNK and wife, BETTY SUE REDMOND CRUNK,

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. 58 on the Plan of Tusculum Fields, as of record in Book 2330, page 16, Register's Office for said County.

Said Lot No. 58 fronts 70 feet on the westerly side of Pearson Place, and runs back between parallel lines, 198.4 feet to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to William Thomas Trevathan and wife, Dorothy Ann Driver Trevathan, by deed from Radnor Lumber Company, of record in Book 2034, page 37, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2495, page 365, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2330, page 16, said Register's Office, which shows a 50 foot building setback line from Pearson Place, and a 10 foot public utility easement on the rear of the lot.

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 for all 1961 taxes, which have been assumed by the Grantees.

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 5th day of May, 19 61

William Thomas Trevathan

Dorothy Ann Driver Trevathan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, D. L. Hedrick, a Notary Public in and for the State and County aforesaid, personally appeared the within named William Thomas Trevathan and wife, Dorothy Ann Driver Trevathan, 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 5th day of May 5, 19 61

D. L. Hedrick
Notary Public

My commission expires: May 1, 1965.

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