BK 3224

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of Ten and 00/100 - DOLLARS ($ 10.00),

cash in hand paid, the receipt of which is hereby fully acknowledged, and as a further consideration, the grantees herein named assume and agree to pay the unpaid principal balance now owing on one certain Deed of Trust in the original principal amount of $13,650.00 executed by Thomas W. Bruce and wife, Jacqueline G. Bruce, to Ferriss C. Bailey, Trustee, as of record in Book 3112, page 431, Register's Office for Davidson County, Tennessee

we, Thomas W. Bruce and wife, Jacqueline G. Bruce,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dwight M. Treadway and wife, Emma S. Treadway,

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. 126 on the Plan of Stanford Country Club Estates, Section III, as of record in Book 2900, page 67, Register's Office for said County, and more particularly described as follows:

Said Lot No. 126 fronts 82.78 feet on the north side of Danyacrest Drive and runs back 194.27 feet on the west line and 190.86 feet on the east line to a dead line, which is a broken line, on which it measures 110.71 feet.

This conveyance is made subject to the restrictions recorded in Book 3026, page 310, and to the easements and limitations shown on the map of record in Book 2900, page 67.

Being the same property conveyed to Thomas W. Bruce and wife, Jacqueline G. Bruce, by deed from Carl Batson and wife, Bettye H. Batson, as of record in Book 3103, page 549, 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 set out 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 18th day of May, 1961

Thomas W. Bruce (signature)
Thomas W. Bruce

Jacqueline G. Bruce (signature)
Jacqueline G. Bruce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cletus Knight, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jacqueline G. Bruce

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Donelson, Tennessee, this, the 15th day of May, 1961

Cletus Knight (signature)
Notary Public

My commission expires: 11/10/1963

PG 535