BK 3226

WARRANTY DEED G-144398 REAU E. FOLK, JR., FORM

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 August 14, 1957, in the original principal sum of $14,450.00, payable to the order of Guaranty Mortgage Company, in monthly installments of $73.26, plus interest at the rate of 4½% per annum, said note being secured by a deed of trust executed by Henry C. Dillenbeck and wife, Deborah I. Dillenbeck, to Herschel Greer, Trustee, of record in Book 2666, page 81, Register's Office for Davidson County, Tennessee,

WILLIAM RUSSELL QUATTLEBAUM and wife, BETTY S. QUATTLEBAUM,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLEMANT J. McDANIEL, JR., and wife, LILLIAN S. McDANIEL,

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. 81 on the Resubdivision of a part of Crievewood, as of record in Book 2330, page 90, Register's Office for said County.

Said Lot fronts 100 feet on the south side of Barrywood Drive and runs back 540.1 feet on the west line and 538.9 feet on the east line to a deed line in the rear on which it measures 46.7 feet.

Being the same property conveyed to William Russell Quattlebaum, and wife, Betty S. Quattlebaum, by deed from Henry C. Dillenbeck, unmarried, of record in Book 2929, page 524, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 2929, page 524, 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, and 1961 taxes which have been prorated and 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.

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 June, 19 61

William Russell Quattlebaum

Betty S. Quattlebaum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named William Russell Quattlebaum and wife, Betty S. Quattlebaum,

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 June, 19 61

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1962

FS

PG 635