3247

TENNESSEE TITLE COMPANY

For and in consideration of the sum of - - - - - - - Ten and no/100 - (\$10.00) - DOLLARS

cash in hand paid by Van Anderson Davis, Jr., and wife, Opal K. Davis,

[illegible] assumption of the hereinafter described indebtedness,
hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

DEWEY A. DANNER and wife, LUCY A. DANNER,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

[illegible] Lot No. 45, Beverly Heights, Section II, as of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 45 fronts 75 feet on the east side of Hopedale Drive, and runs back 250.1 feet on the north line and 262 feet on the south line, to a dead line in the rear on which it measures 105.1 feet.

[illegible] the same property conveyed to Dewey A. Danner and wife, Lucy A. Danner, by deed from [illegible] Woodroof and wife, as of record in Book 2743, page 498, said Register's Office.

The Grantees expressly assume payment of the balance due Kimbrough Phillips Company under one note date March 31, 1958, for the original sum of \$10,550.00, secured by deed of trust of record in Book 2750, page 413, 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 said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 27 day of January, 19 61

Dewey A Danner

Lucy A Danner

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, H A Stevens Jr, a Notary Public in and for said County and State, the within named Dewey A. Danner and wife, Lucy A. Danner,

the bargainors, 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 27 day of January, 19 61

Commission expires 23 July 1961

H A Stevens Jr
Notary Public.

Warranty Deed

FROM

43228

DEWEY A. DANNER and wife, LUCY A. DANNER

To

VAN ANDERSON DAVIS, JR., et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of Feb A.D. 1961
at 8:18 o'clock A. M.
Noted in Book 49 Page 7
Recorded in Book Page
Recording Fee \$2.00
JAMES P. WILSON, Register
S. McKinley

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

FORM 1001

G 427