BK 3249

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

For and in consideration of the sum of ----------($10.00)----------
----------Ten and No/100----------DOLLARS ($_____),

Cash in hand paid by L. E. Pendergrass and wife, Dixie Buttrey Pendergrass and other good and valuable considerations, receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said L. E. Pendergrass and wife, Dixie Buttrey Pendergrass, of the remaining principal balance owing under the terms of a deed of trust executed by Grantors herein to Herschel Greer, Trustee, of record in Book 2761, page 521, Register's Office for Davidson County, Tennessee, to secure Guaranty Mortgage Company payment of one note dated April 9, 1958, for the original principal sum of $10,750.00,

Millard Dean Buchanan and wife, Barbara Jean Bishop Buchanan,

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

L. E. Pendergrass and wife, Dixie Buttrey Pendergrass,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Davidson State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Revised Plan of Richland Meadows, Section 4, as of record in Book 2330, page 95, Register's Office for said County.

Said Lot No. 19 fronts 65 feet on the southerly side of Oakmont Circle and extends back 145.2 feet on the westerly line and 108 feet on the easterly line to a dead line, measuring 76.3 feet thereon.

Being the same property conveyed to Millard Dean Buchanan and wife, Barbara Jean Bishop Buchanan, by deed from Pyramid Property Company, a Tennesse corporation, of record in Book 2744, page 453, said Register's Office.

Barbara Jean Bishop Buchanan and Barbara Jean Buchanan being one and the same person.

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 15th day of June, 1961

Millard Dean Buchanan
Barbara Jean Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M L Pankey, a Notary Public in and for the State and County aforesaid, personally appeared the within named Millard Dean Buchanan and wife, Barbara Jean Buchanan

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 15th day of June, 1961

My commission expires: Nov 2-1963

M L Pankey
Notary Public

45090

WARRANTY DEED
From
MILLARD DEAN BUCHANAN AND WIFE, BARBARA JEAN BUCHANAN
To
L. E. PENDERGRASS AND WIFE, DIXIE BUTTREY PENDERGRASS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received ... A.D. 1961
at 4:55 P.M. June 19
Recorded in Book ... Page ...
Recording Fee $3.20
JAMES P. WILSON, Register
By ... D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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