BK 3249

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 September 28, 1955, in the original principal sum of $10,800.00, payable to the order of Kimbrough-Phillips Company in monthly installments of $54.73 including interest at 4½% per annum, said note being secured by a deed of trust of record in Book 2460, page 547, Register's Office for Davidson County, Tennessee, to Miller Kimbrough, Trustee,

JAMES H. BOZEMAN, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BERTRAM W. SEALY and wife, JESSIE MAI SEALY,

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. 11 on the Plan of Leonard Heights, of record in Book 2330, page 15, Register's Office for said County.

Said Lot No. 11 fronts 64.67 feet on the east side of Tibbs Court as measured around a curve and runs back 113.3 feet on the north line and 183.9 feet on the south line which is a broken line, to a dead line in the rear on which it measures 196.6 feet.

Being the same property conveyed to James H. Bozeman, unmarried, by deed from Luther E. Caron and wife, of record in Book 2922, page 442, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2346, page 291, 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.

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 22nd day of June, 1961

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 James H. Bozeman, unmarried,

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

Witness my hand and official seal at Nashville, Tennessee, this, the 22nd day of June, 1961

My commission expires: July 2?, 1962

Notary Public

15205

WARRANTY DEED
C&F

From
JAMES H. BOZEMAN, unmarried,

To
BERTRAM W. SEALY and wife,
JESSIE MAI SEALY,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received this 22 day of JUN 1961
at 3:45 P.M.
Noted in Book 3249 Page 241
Recording Fee $ 2.00
JAMES P. WILSON, Register
By

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

PG 241