K 3249

For and in consideration of the sum of $ 10.00 -

Ten & No/100 - DOLLARS
Cash in hand, paid this date, and other good and valuable considerations and C. P. Carter and wife, Muriel Carter, hereinafter called the grantee do assume and agree to pay unpaid balance in the sum of $9,777.83, payable to First Federal Savings & Loan Association of Nashville, as of record in Book 3114, Page 163, Register's Office, Davidson County, Tennessee.

James L. Montague, Jr. and wife, Julie Anne Montague,

have bargained and sold, and by these presents do transfer and convey unto the said

C. P. Carter and wife, Muriel Carter,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 27 on the Map of Bransford Realty Company's Subdivision of lots Nos. 8 to 23, inclusive in Block "G", in the Whitland Realty Company's Subdivision, as of record in Book 547, Page 53 said Register's Office and 10-feet lying between the east line of said lot and the west line of Leonard Avenue, as changed by an agreement entered in Book 672, Page 676, said Register's Office.
Said lot fronts 60 feet on the westerly side of Leonard Avenue, as now located and runs back between parallel lines 210 feet to a dead line.
Being the same property conveyed to James L. Montague Jr., and wife, Julie Anne Montague, by deed from Pauline G. Pilsk and husband, of record in Book 3105 Page 51, said Register's Office.
This conveyance includes Escrow Account on deposit with First Federal Savings & Loan Assn. of Nashville.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. P. Carter and wife, Muriel Carter,

their heirs and assigns, forever.

And We do covenant with the said C. P. Carter and wife, Muriel Carter,

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. except 1961 taxes, which have been prorated and payment assumed by grantees.
And James L. Montague, Jr. and wife, Julie Anne Montague,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. P. Carter and wife, Muriel Carter,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of June, 19 61.

James L. Montague Jr.
Julie Anne Montague

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Katie M. Kord, a Notary Public in and for said County and State, the within named James L. Montague, Jr. and wife, Julie Anne Montague

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 15th day of June, 1961

Commission expires Jan. 23, 1963.

Notary Public

15 15,500.00

Warranty Deed

From 45317 James L. Montague, Jr. et ux

To C. P. Carter, et ux,

(Medlin Realty Co.)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JUN 23 1961
at 1:28 P.M. and recorded in Book 3249 Page 102
Recording Fee 2.00
JAMES F. WILSON, Register
By M. Lynch D.C.

Published by

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