BK 3249

WARRANTY DEED G-144705

REAU E. FOLK, JR., ATTY.

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 December 20, 1949, in the original principal sum of $8,600.00, payable to the order of Kimbrough Phillips Company in monthly payments of $45.40, including interest at 4% per annum, said note being secured by a deed of trust of record in Book 1794, page 635, executed by James M. Tucker and wife, to Miller Kimbrough, Trustee, Register's Office for Davidson County, Tennessee.

JAMES M. TUCKER and wife, LOIS B. TUCKER,

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

C. AUBREY HEARN and wife, FLORENCE HEARN,

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 the easterly half of Lot No. 56 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Westwood Avenue and runs back between parallel lines, 185 feet to an alley.

Being the same property conveyed to James M. Tucker and wife, Lois B. Tucker, by deed from Lee L. Castleberry and wife, of record in Book 1782, page 156, Register's Office for Davidson County, Tennessee.

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 26th 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 M. Tucker and wife, Lois B. Tucker,

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 26th day of June, 1961.

My commission expires: July 23, 1962

Notary Public

WARRANTY DEED

From JAMES M. TUCKER and wife, 15632

To C. AUBREY HEARN and wife,

843 99 Cyl6

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

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