BK 3250

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -

TEN AND NO/100- DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of NINE THOUSAND FIVE HUNDRED EIGHTY-FOUR AND 77/100 DOLLARS ($9,584.77) which is secured by a Deed of Trust on the property herein conveyed, which was executed by William A. Poole and wife to Herschel Greer, Trustee, of record in book 2830, page 333, Register's Office for Davidson County, Tennessee, to secure the payment of a note in the original principal amount of $10,150.00, payable in monthly installments of $60.90 each, which includes principal and interest at the rate of 5½% per annum, beginning November 1, 1958, balance October 1, 1983,

I, Mildred Rice Bozarth,

_____ have bargained and sold, and by these presents do transfer and convey unto the said David Henry Parker and wife, Betty Jo Parker, 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. 38 on the Plan of Beverly Heights, Section 2, as of record in book 2331, page 42, Register's Office for said County, described as follows:
Beginning on the southeasterly margin of Wallace Road at the corner of lots Nos. 38 and 39; thence with the line between said two lots southeasterly 276.9 feet to a point in the northern boundary line of lot No. 85; thence with the line between lots Nos. 38 and 85 easterly 149.7 feet to the westerly margin of Foley Drive; thence with the same northerly 259.75 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 40.16 feet to the southeasterly margin of Wallace Road; thence with the same southwesterly 166.9 feet to the beginning.
Being the same real property conveyed to Mildred Rice Bozarth by deed from Suburban Realty Company, Incorporated, dated April 28, 1959, filed April 30, 1959, and recorded in book 2903, page 309, said Register's Office.
This conveyance is made subject to restrictive covenants and easements of record in book 2440, page 199, said Register's Office, and as shown on the Plan of record in book 2331, page 42, 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 David Henry Parker and wife, Betty Jo Parker, their _____ heirs and assigns, forever.

And I do covenant with the said David Henry Parker and wife, Betty Jo Parker that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Mildred Rice Bozarth,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said David Henry Parker and wife, Betty Jo Parker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30th day of June, 1961

Mildred Rice Bozarth

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