K 3253

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

For and in consideration of the sum of **********$10.00********** **********T E N and NO/100 ********** DOLLARS ($10.00),

cash in hand paid by the grantee herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantee herein assume and agree to pay the remaining unpaid balance of one note dated August 23, 1960, for the principal sum of $14,600.00 at 5-3/4 interest per annum executed by Thomas E. Campsey and wife, Ota Mae H. Campsey, secured by a Deed of Trust as of Record in Book 3115, page 319, R.O.D.C.,

we, Thomas E. Campsey and wife, Ota Mae H. Campsey,

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

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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hermitage Hills, Section I, as of record in Book 2900, pages 48 and 49, Register's Office for said County.

Said Lot No. 10 fronts 80 feet on the southwesterly side of Jacksonian Drive and runs back 201.5 feet on the northwesterly line and 195 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 85 feet thereon.

Being the same property conveyed to Thomas E Campsey and wife, Ota Mae H. Campsey, by Deed from Clarence E Elrod and wife, Elaine C Elrod, of record in Book 3127, page 209, Register's Office for Davidsnn 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 set out above.

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 18 day of July, 19 61

Thomas E. Campsey
X Ota Mae H. Campsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Irene Stokman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas E. Campsey

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 18th day of July, 19 61

Irene Stokman
Notary Public

My commission expires: April 23, 1963.

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