K 3253

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 good and valuable considerations, the receipt of all of which is hereby acknowledged, and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $8650.00, executed by James H. Griffith and wife Beatrice Newman Griffith, payable to the order of Guaranty Mortgage Company, dated December 27, 1956, and secured by deed of trust to Herschel Greer, Trustee, of record in book 2581, page 399, R.O.D.C. Tennessee,

we, William C. Shadrake and wife Jane H. Shadrake have bargained and sold, and by these presents do transfer and convey unto the said William H. Cartwright and wife Mary Geraldine Cartwright 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. 103 on the Plan of Beverly Heights, Section II, as of record in book 2331, page 42, Register's Office for said County.
Said lot No. 103 fronts 115 feet on the easterly side of Torbay Drive and extends back between parallel lines 395.4 feet on the northerly line and 408.5 feet on the southerly line to a dead line in the rear, measuring 117 feet thereon.

Being the same property conveyed to William C. Shadrake and wife Jane H. Shadrake by deed from James H. Griffith and wife, Beatrice Newman Griffith, of record in book 3186, page 529, 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 said William H. Cartwright and wife Mary Geraldine Cartwright, their heirs and assigns, forever.

And we do covenant with the said William H. Cartwright and wife Mary Geraldine Cartwright 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 as above set out.

And we, William C. Shadrake and wife Jane H. Shadrake do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William H. Cartwright and wife Mary Geraldine Cartwright, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of July, 19 61

William C. Shadrake

Jane H. Shadrake

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