K 3254

For and in consideration of the sum of $ 10.00

TEN AND NO/100----------DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated March 1, 1960, executed by the Grantors herein, payable to Guaranty Mortgage Company, for the original sum of $8300.00, with interest at 5½% per annum, both principal and interest payable $41.42 monthly, beginning April 1, 1960, final March 1,2000, and secured by a Deed of Trust of record in Book 3046, page 375, Register's Office for Davidson County, Tennessee, said debt having since been assigned to Federal National Mortgage Association by instrument of record in Book 3047, page 155, said Register's Office.

We, JAMES C. FEW AND WIFE, ETHEL MARIE FEW

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

TOMMY F. HALL AND WIFE, GRACE M. HALL

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. 65 on the Map of a Revision of a part of Section I, Revised, Shelby Heights, as of record in Book 2884, page 69, Register's Office for said County. Said lot fronts 55 feet on the south side of Lenore Street and runs back 104.3 feet on the west line and 111.7 feet on the east line to a dead line, which is a broken line, on which it measures 69.35 feet.
Being the same property conveyed to James C. Few and wife, Ethel Marie Few, by deed from Ozark Development Company, of record in Book 3031, page 145, said Register's Office.

The above described property is being conveyed subject to Restrictions of record in Book 2810, page 475, 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 TOMMY F. HALL AND WIFE, GRACE M. HALL their heirs and assigns, forever.

And we do covenant with the said TOMMY F. HALL AND WIFE, GRACE M. HALL 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 hereinabove set-out.

And we, the Grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of July, 19 61

James C. Few
James C. Few

Ethel Marie Few
Ethel Marie Few

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named James C. Few and wife, Ethel Marie Few

the bargainors, 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 27th day of July, 19 61

Commission expires May 16, 1964

Notary Public
State-at-Large

Warranty Deed
G-145549 mg

From
JAMES C. FEW, ET UX

To
TOMMY F. HALL, ET UX

FILED FOR RECORD AT THE O'CLOCK M.

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