K 3254

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 considerations 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 April 10, 1961, in the original principal sum of $6,000.00, payable to the order of Security Federal Savings & Loan Association in monthly installments of $42.99, including interest at 6% per annum, said note being secured by a deed of trust executed by Sue T. Viaches and husband to Everett A. Covington, Jr., Trustee, of record in Book 3211, page 409, Register's Office for Davidson County, Tennessee,

SUE T. VIACHES, for her sole and separate use,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM L. LOYD and wife, AGNES C. LOYD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 14th Civil District State of Tennessee, described as follows:

Being Lot No. 4 on the Revised unrecorded map of Mrs. Arthur Viaches' Subdivision of the westerly part of the Herschel Harding Property and described according to a copy of a revised survey made March 22, 1961 by Hickerson & Hickerson, Engineers, as follows:

Beginning at an iron pin in the northerly margin of Frudeman Road at the corner of Tracts 4 and 5; thence with the line between said tracts, north 6° 40' west 571.7 feet to an iron pin in the line of the Carney property; thence with Carney's south line, south 70° west 144 feet to an iron pin at the corner of Tract 3; thence with the line between Tracts 3 and 5, south 13° 30' east 585.5 feet to an iron pin in the north margin of Frudeman Road; thence with the margin of the same, northeasterly, around a slight curve, 83 feet to the point of beginning.

Being part of the property conveyed to Sue T. Viaches, for her sole and separate use, by deed from Herschel Hardin and wife, of record in Book 3180, page 158, 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 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, [redacted] and 1961 taxes, which will be paid in full by grantor (seller).

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 July, 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 Sue T. Viaches the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 26th day of July, 1961

My commission expires: July 23, 1962 Reau E. Folk
Notary Public

FS

WARRANTY DEED
CBXF

From SUE T. VIACHES

To WILLIAM L. LOYD AND WIFE,

5152

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received and recorded this 28th day of July A.D. 1961 at 10:00 A.M.
Noted in Book 3267 Page 283
Recording Fee
JAMES P. WILSON, Register
By Book Leaf

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

G 283