K 3254

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

For and in consideration of the sum of TEN & NO/100 ---------- DOLLARS ($10.00),

Cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, and for the futher consideration of the agreement to assume a note given to secure Murphree Mortgage Company, dated December 2, 1954, balance of which is $9,054.42, We

William B. Barnes and wife, Ione S. Barnes

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

Mildred Helen Payne

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. 13 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County.

Said Lot No. 13 fronts 70 feet on the southerly side of Fremont Avenue and runs back between lines, 201.2 feet on the east line and 178.1 feet on the west line, to a dead line in the rear, measuring 74.2 feet thereon.

Being the same property conveyed to William B. Barnes and wife, Ione S. Barnes, by deed from Howard D. Clifton and wife, of record in Book 2334, page 331, 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.

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 31 day of July, 1961.

William B. Barnes

Ione S. Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named William B. Barnes and wife, Ione S. Barnes

the bargainor(s), 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, Davidson County, Tennessee, this, the 31 day of July, 1961

James M. Foster
Notary Public

My commission expires: November 17, 1964.

File "Foster Records"

WARRANTY DEED

From 51587

William B. Barnes, and wife

Ione S. Barnes

To

Mildred Helen Payne

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
A.D. 1961
AUG
at 3:20 o'clock
Noted in Book 2638
Recorded in Book 2638

2.50

NASHVILLE TITLE COMPANY

NASHVILLE, TENNESSEE

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