K 3255

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 consideration, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated August 17, 1960, executed by the grantors herein, payable to Lovell & Malone, Inc., forthe original sum of $11,550.00, with interest at 5-3/4% per annum; both principal and interest payable $72.77 monthly, beginning Sept. 1, 1960, balance August 1, 1985, and secured by Deed of Trust of record in Book 3114, page 313, Register's Office for Davidson County, Tennessee, we,

E. E. PEWETT AND WIFE, PAULINE PEWETT,

have bargained and sold, and by these presents do transfer and convey unto the said JULIAN NEELY AND WIFE, LEONA NEELY

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. 9 on the Plan of Orchard Hill, as of record in Book 2663, page 98, Register's Office for said County.

Said Lot fronts 103 feet on the southeasterly sideof Courtney Avenue and runs back 271.3 feet on the northeasterly line and 298.6 feet on the southwesterly line to a dead line in the rear on which it measures 62 feet.

Being the same property conveyed to E. E. Pewett and wife, Pauline Pewett, by deed from A. A. Dugger and wife, of record in Book 3105, page 189, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2660, page 263, 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 JULIAN NEELY AND WIFE, LEONA NEELY,

their heirs and assigns, forever.

And we do covenant with the said JULIAN NEELY AND WIFE, LEONA NEELY,

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 herein,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of August, 1961

E. E. Pewett

Pauline Pewett

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. L. Richard, a Notary Public in and for said County and State, the within named E. E. Pewett and wife, Pauline Pewett, 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 7th day of August, 1961

Commission expires April 24, 1962

A. L. Richard
Notary Public

TENNESSEE TITLE COMPANY

59701

Warranty Deed
G-145947 - bm

From
E. E. PEWETT ET UX

To
JULIAN NEELY ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
AUG A.D. 1961
at 2:12 o'clock P.M.
Noted In Book 4438
Recorded In Book 2-20
Recording Fee
JAMES P. WILSON, Register
By Deputy

Published by
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NASHVILLE, TENNESSEE

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of Richmond, Virginia

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