K 3255

REAU E. FOLK, JR., FORM

WARRANTY DEED

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 consideration 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 July 15, 1959, in the original principal amount of $5,500.00, payable to the order of Fidelity Federal Savings and Loan Association in monthly installments of $57.00, including interest at the rate of 6% per annum, said note being secured by a deed of trust executed by James H. Wilson and wife, Christine F. Wilson, to Louis Leftwich, Jr., Trustee, of record in Book 2943, page 159, Register's Office for Davidson County, Tennessee,

F. COMPTON WALLACE and wife, MARTHA R. WALLACE,

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

LYZON, INC.

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:

Being Lot No. 32 on the Plan of Southvale Subdivision, as of record in Book 332, page 121, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the westerly side of Elizabeth Street and runs back between parallel lines 140 feet to a 10 foot alley in the rear.

Being the same property conveyed to F. Compton Wallace and wife, Martha R. Wallace, by deed from James H. Wilson and wife, Christine F. Wilson, of record in Book 213, page 243, Register's Office for said County.

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 the 1961 taxes, which are prorated and assumed by the grantees.

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 9th day of August, 1961

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named F. Compton Wallace and wife, Martha R. Wallace, 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, Tennessee, this, the 9th day of August, 1961

Notary Public

My commission expires: May 28, 1962

WARRANTY DEED
WDH
59901

From F. COMPTON WALLACE and wife,

To LYZON, INC.

DOCUMENTARY 3.30 UNITED STATES INTERNAL REVENUE THREE DOLLARS THIRTY CENTS

DOCUMENTARY 55 CENTS

DOCUMENTARY 1.10 UNITED STATES INTERNAL REVENUE ONE DOLLAR TEN CENTS

REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE
Received for record AUG 9 1961 at 4:42 P.M.
Recorded in Book 4142 Page 82
Recording Fee
JAMES P. WILSON, Register
By Dpt. Reg.

REA

PG 415