K 3277

Book 3277 Page 317 317

WARRANTY DEED REAU E. FOLK, JR., FORM

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 August 8, 1960, in the original principal sum of $13,500.00, payable to the order of Kimbrough Phillips Company in monthly installments of $76.80, including interest at 5 and 3/4% per annum, said note being secured by a deed of trust of record in Book 3112, page 405, executed by Oscar F. Barber and wife, Mary W. Barber to Miller Kimbrough, Trustee, Register's Office for Davidson County, Tennessee,

JESSIE W. COONROD and wife, DELORES B. COONROD,

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

RUDOLPH A. ROTH and wife, THELMA L. ROTH,

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. 152 on the Plan of Burchwood Gardens, Section 2, of record in Book 2900, page 66, Register's Office for said County.

Said Lot No. 152 fronts 87 feet on the northerly side of Upland Drive and extends back 151.82 feet on the easterly line and 145.71 feet on the westerly line to a dead line measuring 74.96 feet thereon.

Being the same property conveyed to Jessie W. Coonrod and wife, Delores B. Coonrod, by deed from Oscar F. Barber and wife, Mary W. Barber, of record in Book 3251, page 227, Register's Office for Davidson County, Tennessee.

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.

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 14th day of August, 1961.

Jessie W. Coonrod

Delores B. Coonrod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Margaret V White, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jessie W. Coonrod and wife, Delores B. Coonrod,

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 14th day of August, 1961

Margaret V White
Notary Public

My commission expires: May 2, 1964

FS

WARRANTY DEED

From 54511

JESSIE W. COONROD AND WIFE,

To

RUDOLPH A. ROTH AND WIFE,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 22 day of AUG A.D. 1961 at 2:20 o'clock P.M. and duly recorded in Book 3277 Page 317 Page ____ Recording Fee $2.20

JAMES P. WILSON, Register

By ____ D.C.

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

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