K 3277

WARRANTY DEED TTC-146124

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 March 31, 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 the rate of 6% per annum, said note being secured by a deed of trust executed by Margaret H. Graham and husband, to Everett A. Covington, Jr., Trustee, of record in Book 3210, page 145, Register's Office for Davidson County, Tennessee,

MARGARET H. GRAHAM,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto V. A. BENNETT, SR., and wife, ANNABEL BENNETT,
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. 3 on the Plan of Mrs. Arthur Viaches' Subdivision of the westerly part of the Herschel Harding property, not of record, and described from a Map made by Hickerson & Hickerson, Engineers, dated January21, 1961, and revised March 22, 1961, as follows:

Beginning at a point in the northerly margin of Frudeman Road, at the corner of Lots Nos. 2 and 3 on the said Map; thence with the line between said lots, North 21°15' West 621.4 feet to an iron pin in the south boundary line of the Carney Property; thence along Carney's line, North 70° East 145 feet to an iron pin at the corner of Lots 3 and 4; thence with the line between said lots, South 13°30' East 585.5 feet to an iron pin in the northerly margin of Frudeman Road; thence with the margin of said road, southwesterly 83 feet to the point of beginning.

Being the same property conveyed to Margaret H. Graham, by deed from Herschel Hardin and wife, as of record in Book 3180, page 166, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for any creeks crossing the land in question.

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 23rd day of August, 1961

Margaret H. Graham

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 Margaret H. Graham, 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 23rd day of August, 1961

Reau E. Folk Jr
Notary Public

My commission expires: July 23, 1962

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