K 3278

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 considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Jan. 5, 1960, executed by the grantors herein, payable to Brentwood Homes, Inc., for the original sum of $12,750.00, with interest at 5½% per annum, both principal and interest payable $70.42 monthly beginning Feb. 1, 1960, final payment due Jan. 1, 1990, and said debt secured by a deed of trust of record in Book 3020, page 21, Register s Office for Davidson County, Tennessee, and said debt having since been assigned to The Mutual Life Insurance Company of New York, by an instrument of record in Book 3023, page 89, said Register s Office.

WE, JAMES T. LANCASTER AND WIFE, PATRICIA P. LANCASTER,

have bargained and sold, and by these presents do transfer and convey unto the said MARION O. JONES, JR., AND WIFE, AUDREY JONES,

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. 102 on the Plan of Perry Heights, as of record in Book 2900, page 18, Register's Office for said County.
Said Lot No. 102 fronts 70 feet on the south side of Wellman Drive, and runs back between parallel lines 165 feet to a dead line.
Being the same property conveyed to James T. Lancaster and wife, Patricia P. Lancaster, by deed from Brentwood Homes, Inc., as of record in Book 3000, page 157, 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 MARION O. JONES, JR., AND WIFE, AUDREY JONES, their heirs and assigns, forever.

And we do covenant with the said MARION O. JONES, JR., AND WIFE, AUDREY JONES, 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.

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 24th day of August, 1961

Patricia P. Lancaster — James T. Lancaster

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named James T. Lancaster and wife, Patricia P. Lancaster

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 24th day of August, 1961.

Commission expires October 28, 1963

B. W. Howard
Notary Public

55538

Warranty Deed
G-140334-Mm

FROM JAMES T. LANCASTER, ET UX.

To MARION O. JONES, JR., ET UX.

REGISTERS OFFICE
LEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day
A.D. 1961
at 1:05 o'clock
Noted in Book 99 Page 367
Recorded in Book ... Fee 2.00
Recording Fee
JAMES P. ...

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 75