K 3278

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $- - - - - - - - $10.00 - - - - - - - - - - - - - - -
- Ten and no/100 - - - - - - - - - - - DOLLARS
and other good and valuable considerations, cash in hand paid by Nellie E. Garrett, a single woman, the receipt of which is hereby acknowledged, and in further consideration of the said Nellie E. Garrett assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of trust executed by Jack A. Dill and wife, to John W. Murphree, Trustee, of record in Book 2630, page 21, to secure Murphree Mortgage Company, one note dated July 16, 1957, for the sum of $13,300.00, with interest at 4½% per annum both principal and interest payable $67.40 monthly, beginning September 1, 1957, final payment July 1, 1987. NOTE: By instrument of record in Book 2666, page 197, the above debt was assigned to East River Savings Bank.

This conveyance is made subject to restrictions filed for record Feb. 6, 1956, in Book 2491, page 278, Register's Office for Davidson County, Tennessee.

Clark-Powell, Inc., has
~~have~~ bargained and sold, and by these presents do transfer and convey unto the said
Nellie E. Garrett, a single woman

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Crievewood, as of record in Book 2331, page 99, Register's Office for said County.
Said lot fronts 100 feet on the northerly side of Barrywood Drive and runs back 150 feet on the easterly line and 140 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 120.2 feet.
Being the same property conveyed to Clark-Powell, Inc., by deed from Jack A. Dill and wife, of record in Book 3161, page 567, 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 Nellie E. Garrett, a single woman
her heirs and assigns, forever.

And Grantor herein, does ~~do~~ covenant with the said Nellie E. Garrett, a single woman
that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, with exception of before mentioned Deed of Trust.

And Clark-Powell, Inc., does
~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Nellie E. Garrett, a single woman
her heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Clark-Powell, Inc., has caused this instrument to be executed by its duly authorized officers this the 30th day of August, 1961.

CLARK-POWELL, INC.,

ATTEST: T. Burton Huffman — T. Burton Huffman, Secretary

BY: Franklin G. Clark — Franklin G. Clark, President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, (Corporate acknowledgement over), a Notary Public in and for said County and State, the within named

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the bargainor......, with whom I am personally acquainted, and who acknowledged that ...... executed the within instrument for the purposes therein contained. Witness my hand and official seal at

.........., Tennessee, this........day of.........., 19.....

Commission expires..........

Notary Public

TENNESSEE TITLE COMPANY

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