BK 3279

WARRANTY DEED

For and in consideration of the sum of ($10.00)

TEN AND NO/100 DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $ 10,036.35 of an original note dated October 8, 1958, in the amount of $10,450.00, which note is secured by a Deed of Trust executed by Leon Curtis and wife, to Miller Kimbrough, Trustee, of record in Book 2833, page 45, Register's Office for Davidson County, Tennessee.

We, Leon Curtis and wife, Helen Fuller Curtis *have bargained and sold, and by these presents do transfer and convey unto the said* Thomas W. Neel and wife, Frances Maurine Neel, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Locustwood, Section 5, as of record in book 2663, page 43, Register's Office for said County. Said Lot No. 59 fronts 99 feet on the westerly side of Creekside Drive and extends back 294.6 feet on the northerly line and 295.4 feet on the southerly line to a dead line on which it measures 99 feet.
Being the same real property conveyed to Leon Curtis and wife, Helen Fuller Curtis, by deed from Continental Development Corporation, dated October 8, 1958, filed October 8, 1958, and recorded in book 2808, page 153, said Register's Office.

This conveyance is made subject to restrictions of record in book 2739, page 397, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along rear line of premises, anchor easement at southeast corner of premises, 30-foot building setback line from Creekside Drive, and conditions of owners certificate, as shown on plan of record in book 2663, page 43, 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 said Thomas W. Neel and wife, Frances Maurine Neel, their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas W. Neel and wife, Frances Maurine Neel *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.*, except as above set out.

And we, Leon Curtis and wife, Helen Fuller Curtis, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas W. Neel and wife, Frances Maurine Neel, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* ~~16th~~ 18th *day of* August, 1961.

Leon Curtis

Helen Fuller Curtis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Leon Curtis and Helen Fuller Curtis *the within named 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* 18th ~~16th~~ *day of* August, 19 61.

Hugh J. Bradley, *Notary Public*

Commission expires April 23, 1963.

PG 219