K 3281

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - - - - - - Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - DOLLARS, cash in hand paid and other good and valuable considerations paid, the receipt of all of which is hereby acknowledged, and in further consideration that the said George H. Knight assume and agree to pay the present indebtedness due to Fidelity Federal Savings & Loan Association on a note in the original principal amount of $7,450.00 as secured by a deed of trust executed by D. C. White and wife, to Vaden Lackey, Jr., Trustee, of record in Book 3207, page 433, Register's Office for said Davidson County, Tennessee; and in further consideration that the said George H. Knigth assume and agree to pay the present indebtedness due to W. C. Moncrief & Co., Inc., on a note in the original principal amount of $2,445.00, as secured by a deed of trust executed by D. C. White and wife to W. C. Moncrief, Sr., Trustee, of record in Book 3239, page 605, Said Register's Office;

We, D. C. WHITE and wife, SARAH ANN WHITE, have bargained and sold, and by these presents do transfer and convey unto the said GEORGE H. KNIGHT, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly part of Lot No. 47 on Moncrief's subdivision, of the Allen Mathes Lands, not of record, and more particularly described according to a survey by Stephen A. Draper, Surveyor, September 22, 1960, as follows:

Beginning on the easterly margin of Moncrief Avenue at the common corners of Lots 48 and 47; thence following Moncrief Avenue in a northerly direction 114 feet to the common corners of Lot 46; thence with the line between Lots 47 and 46, -345 feet to a point; thence in a southerly direction 100 feet to a point in line of Lot No. 48; thence with the line between lots 47 and 48, -288 feet to the point of beginning.

Being the same property conveyed to D. C. White and wife, Sarah Ann White, by deed from W. C. Moncrief & Co., Inc., of record in Book 3185, page 421, Register's Office for said County.

Said premises are sold subject to: 1961 taxes which have been pro-rated and will be paid by purchaser; said deeds of trust; and easement to TVA.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George H. Knight, his heirs and assigns, forever.

And we do covenant with the said George H. Knight 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 stated herein.

And We, D. C. White and Sarah Ann White do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George H. Knight, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness hand s this 12th day of September, 19 61

D. C. White

Sarah Ann White

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