BK 3283

WARRANTY DEED

For and in consideration of the sum of Fourteen Thousand Five Hundred ($14,500.00) and no/100 - - - - - *DOLLARS*

of which the sum of $6980.95 has been paid in cash by Joe R. Gallien, receipt whereof is hereby acknowledged, and for the balance of $7519.05, the said Joe R. Gallien has assumed and agreed to pay the balance on a mortgage note for said amount and interest held by the Guaranty Mortgage Co. of Nashville and secured by deed of trust against the within described property to Herschel Greer, Trustee, duly recorded in the Register's Office for Davidson County, Tennessee,
We, J. E. Waldrum and wife, Thelma C. Waldrum,
have bargained and sold, and by these presents do transfer and convey unto the said Joe R. Gallien, his
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 13 of Block "E" on the Map of the Second Revised Plan, Highlands of Belle Meade No. 2, of record in Book 1130, pages 71 and 72, Register's Office for said County.
Said Lot No. 13 of Block "E" is described as follows: Beginning at a point in the southerly margin of Taggart Avenue at the common corner of Lots Nos. 13 and 14; thence southerly with the line between said lots, 200 feet to the common corner of Lots Nos. 11, 12, 13 and 14; thence easterly, along the line between lots 12 and 13, 101 feet to the westerly margin of Cross Hill Road; thence with the margin of the same, northerly 180 feet to concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 31.42 feet to a concrete monument in the southerly margin of Taggart Avenue; thence westerly, along the southerly margin of Taggart Avenue, 81 feet to the beginning.
Being part of the property conveyed to Hillsboro Heights Homes, Inc., by deed from Jack Burton and wife, of record in Book 1556, page 389, said Register's Office and being the same property conveyed to J. E. Waldrum and wife, Thelma C. Waldrum by deed from Hillsboro Heights Homes, Inc., as of record in 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 Joe R. Gallien, his *heirs and assigns, forever.*

And We *do covenant with the said* Joe R. Gallien *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 for taxes for 1961 and the mortgage herein described which are assumed by grantee. This conveyance is subject to restrictions of record and to set-back lines and easement as shown on subdivision plan of record in Book 1130, page 72, said Register's Office.
And We, the said J. E. Waldrum and wife, Thelma C. Waldrum, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joe R. Gallien, his *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 28th *day of* September, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. E. Waldrum

Mrs. Thelma C. Waldrum

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me W. J. Stephens, *a Notary Public in and for said County and State,* J. E. Waldrum and wife, Thelma C. Waldrum,

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* 28th *day of* September, *19* 61.

W. J. Stephens *Notary Public*

Commission expires Oct 28-1963

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