BK 3283

WARRANTY DEED TTC-147162

REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ******

DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 25, 1958, in the original principal sum of $23,500.00, payable to the order of Fidelity Federal Savings & Loan Association in monthly installments of $165.00, including interest at 4 3/4% per annum, said note being secured by a deed of trust executed by Don Vestal and wife, to Louis Leftwich, Jr., Trustee, of record in Book 2830, page 423, Register's Office for Davidson County, Tennessee,

DON VESTAL and wife, EDNA B. VESTAL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRED SCHUMANN and wife, ELIZABETH CRIEGHTON SCHUMANN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 62 on the Map of Noel's Subdivision of Watkins Grove, not of record, and described as follows:

Beginning at a point in the easterly margin of Amanda Street, 155 feet southerly from the southerly margin of Woodmont Avenue, being the corner of Lots Nos. 62 and 63; thence with the line between said lots, easterly 200 feet to the corner of said lots and of Lot 41 and 42; thence with the line between Lots 42 and 62, southerly 200 feet to the corner of Lots 42, 43, 61 and 62; thence with the line between Lots 61 and 62, westerly 200 feet to the easterly margin of Amanda Street; thence with the margin of the same, northerly 200 feet to the point of beginning.

Being the same property conveyed to Don Vestal and wife, Edna B. Vestal, by deed from Dan B. Yearwood and wife, as of record in Book 2806, page 159, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1452, page 261, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and 1961 taxes, which have been prorated and assumed by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 5th day of October, 1961

Don Vestal

Edna B. Vestal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Don Vestal and wife, Edna B. Vestal, the 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, the 5th day of October, 1961

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1962

PG 563