K 3284

WARRANTY DEED

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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 18, 1950, in the original principal sum of $5,000.00, payable to the order of Home Federal Savings & Loan Association in monthly installments of $37.91 including interest at the rate of 5½% per annum, said note being secured by a deed of trust executed by Sam M. Rogers, to E. A. Goodloe, Trustee, of record in Book 1925, page 503, Register's Office for Davidson County, Tennessee,

SAM M. ROGERS, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

LYTTON J. CLARK

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. 39 on the Plan of Spence Circle, Section Two, as of record in Book 1835, page 46, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Marwood Lane at the common corner of Lots Nos. 38 and 39 on said plan; thence with the line between said two lots southerly 207.71 feet to a point; thence north 87° 19' 30" West 63 feet to the easterly margin of Spence Circle; thence with the easterly margin of Spence Circle 0° 22' West 182.35 feet to a monument at the beginning of a curve; thence around a curve to the right, having a radius of 20 feet, northeasterly 29.57 feet to a monument in the southerly margin of Marwood Lane; thence with the southerly margin of Marwood Lane around a slight curve to the right easterly 45.76 feet to the beginning.

Being the same property conveyed to Sam M. Rogers by deed from R. & R. Homes, of record in Book 1914, page 387, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for electric power line granted Tennessee Power Company of record in Book 437, page 45, Register's Office for said County, and also subject to restrictions of record in Book 1941, page 283, Register's Office for said County.

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 grantee.

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 12th day of October, 19 61

Sam M. Rogers

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 SAM M. ROGERS, unmarried, the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this the 12th day of October, 1961.

Reau E. Folk
Notary Public

My commission expires: July 23, 1962

G 621