K 3286

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, July 27, 1954, in the original principal sum of $5,500.00, payable to the order of First Federal Savings & Loan Association, in monthly installments of $31.27, including interest at 4½% per annum, said note being secured by a deed of trust executed by Jesse H. Lovell and wife, to Louis R. Linx, Trustee, as of record in Book 2308, page 57, Register's Office for Davidson County, Tennessee,

T. M. STACEY and wife, GEORGIA V. STACEY, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MABEL MAXINE DUKE, for her sole and separate use, 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 part of Lot No. 15, Block No. 2, Plan of G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 421, page 191, in the Register's Office for Davidson County, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, dated May 20, 1954, described as follows:

Beginning in the center line of South Hamilton Road, at a point 52.88 feet southwesterly from the corner of Lots Nos. 14 and 15 in said plan; thence with the centerline of said road, southwesterly 52.88 feet to a point 164.24 feet northeasterly of the center of Old Hydes Ferry Road; thence northwesterly with Springer's line 200.86 feet, more or less, to the southeasterly line of Lot No. 8, thence northeasterly with the line of Lot No. 8, 52 feet to a point: thence southeasterly with Summer's line 210.43 feet, more or less, to the point of beginning.

Being the same property conveyed to T. M. Stacey and wife, Georgia V. Stacey, by deed from Jesse H. Lovell and wife, as of record in Book 2397, page 281, said Register's Office.

This conveyance is made subject to that portion of the premises embraced within the bounds of any roads or highways.

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 except for 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 17th day of October, 1961

Georgia V. Stacey

T M Stacey

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 T. M. Stacey and wife, Georgia V. Stacey, 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 17th day of October, 1961

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1962

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