BK 3308

For and in consideration of the sum of $ 10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of $10,722.84, of a note dated February 9, 1955, executed by Bohdan Straszewicz and wife, payable to Guaranty Mortgage Company of Nashville, for the original sum of $12,200.00, with interest at 4½% per annum, both principal and interest payable $61.85 monthly, beginning March 1, 1955, balance due February 1, 1985, and said debt having since been assigned to The Bowery Savings Bank, by instrument of record in Book 2380, page 560, said Register's Office,

I, Aline Berry,

have bargained and sold, and by these presents do transfer and convey unto the said

ROBERT A. DILLARD AND WIFE, HELEN P. DILLARD

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 74 on the Plan of Section 4 Brookside Courts Addition No. 4, of record in Book 2083, page 59, Register's Office for said County.
Said Lot No. 74 fronts 78 feet on the southeasterly side of Vine Ridge Drive and extends back 219 feet on the northerly line and 246 feet on the southerly line to a dead line in the rear, which is a broken line, measuring 86.66 feet thereon.
Being the same property conveyed to MINNIE DOWDY AND ALINE BERRY, jointly for life and upon the death of either, to the survivor in fee, by deed from Charles R. Moehring and wife, of record in Book 2545, page 266, said Register's Office, the said Minnie Dowdy having since died.

The above described property is being conveyed subject to restrictions in Book 2015, page 56, 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 ROBERT A. DILLARD AND WIFE, HELEN P. DILLARD their heirs and assigns, forever.

And I do covenant with the said ROBERT A. DILLARD AND WIFE, HELEN P. DILLARD that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, the grantor, herein do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 31st day of October, 1961

Aline Berry

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Tom Summers, a Notary Public in and for said County and State, the within named ALINE BERRY

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1961

Tom Summers
Notary Public

Commission expires November 12, 1964

Warranty Deed
G-14773-PP

FROM ALINE BERRY

TO ROBERT A. DILLARD ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of OCT A.D. 1961
at 1:32 o'clock
Noted in Book 2-Page 180
Recorded in Book Page
Recording Fee 2.50
PHILIP P. WILSON, Register
By M. McCarty D.C.

65720

TOM SUMMERS CO
REAL ESTATE INSURANCE
LAWYERS TITLE BUILDING
NASHVILLE 3, TENNESSEE
1420 Mutual Building
Richmond, Virginia

BK 3308 PG 223