BK 3309

WARRANTY DEED G-147959

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 June 2, 1955, in the original principal sum of $7,900.00, executed by Charles N. Gardner and wife, and payable to Kimbrough Phillips Company in monthly installments of $43.92, including interest at 4½% per annum, beginning August 1, 1955, the said note being secured by a deed of trust executed by Charles N. Gardner and wife, to Miller Kimbrough, Trustee, as of record in Book 2416, page 339, Register's Office for Davidson County, Tennessee,

CHARLES N. GARDNER and wife, BONNIE JEAN GARDNER, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CROWDERS, INC.

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. 17 on the Revised Plan of Part of Sunrise Heights, as of record in Book 974, page 3, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the northerly side of Sunrise Avenue, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Charles N. Gardner and wife, Bonnie Jean Gardner, by deed from Thomas Leon Smith and wife, as of record in Book 2435, page 343, 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 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.

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 6th day of November, 1961

Charles N. Gardner

Bonnie Jean Gardner

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 Charles N. Gardner and wife, Bonnie Jean Gardner, 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 6th day of November, 1961

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1962

66834

WARRANTY DEED
CB&F
From CHARLES N. GARDNER AND WIFE,
To CROWDERS, INC.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7 day of NOV A.D. 1961 2 M.
Noted in Book 1210 Page 230
Recorded in Book Page
Fee $1.20
WILLIAM P. WILSON, Register
By Deputy

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File

PG 253