K 3310

WARRANTY DEED — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of

TEN AND NO/100---------- DOLLARS ($ 10.00),

Cash in hand paid by Braxton Morgan Duke and wife, Janie D. Duke and other valuable considerations, the receipt of which is hereby acknowledged, and the further agreement to assume a loan dated February 25, 1955 as of record in Book 2380, Page 197, R.O.D.C. and the original principal sum of $11,850.00, the balance being at this time $10,414.77

Harold Lee Anthony and wife, Nadine G. Anthony

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

Braxton Morgan Duke and wife, Janie D. Duke

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:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Roselawn, as of record in Book 2133, Page 1, Register's Office for said County.

Said Lot No. 25 fronts 87 feet on the northerly side of Crescent Hill Road and runs back on the easterly line 107.3 feet and on the westerly line 178 feet to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Harold Lee Anthony and wife, Nadine G. Anthony. by deed from Charles F. Hobbs, Jr., and wife, Edna Louise Hobbs, of record in Book 2344, Page 205, 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.

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 whomsoever.
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 3 day of November, 19 61

Harold Lee Anthony
Nadine G. Anthony

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named Braxton Morgan Duke and wife Janie D. Duke the bargainor(s), with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ____, Tennessee, this, the 3 day of November, 19 61

James M. Foster
Notary Public

My commission expires: November 17, 1963

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of NOV. A.D. 1961 at 2:20 o'clock P.M.
Noted in Book 4210 Page 277
Recorded in Book ____ Page ____
Recording Fee ____
RANEY P. WILSON, Register
By ____ D.C.

3 WARRANTY DEED
From
Harold Lee Anthony and wife, Nadine G. Anthony
To
Braxton Morgan Duke and wife, Janie D. Duke
67917

File Foster Ready by 4

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