K 3311

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of ($10.00) ---------- TEN and No/100ths ---------- DOLLARS cash in hand paid by James A. Garrard and wife, Edith Garrard, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, [redacted] and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated March 25, 1959, in the original principal sum of $15,500.00, payable to the order of Home Federal Savings & Loan Association in monthly installments of $99.87, including interest at 5% per annum, said note being secured by a deed of trust executed by Charles E. Craddock, Jr., and wife, to E. A Goodloe, Trustee, of record in Book 2913, page 159, Registers Office for Davidson County, Tennessee,

We, Charles E. Craddock, Jr., and wife, Doris H. Craddock, have bargained and sold, and by these presents do transfer and convey unto the said James A. Garrard, Jr. and wife, Edith Garrard, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 54 on Plan of Mansker Meadows, Section II, as of record in Book 2663, pages 15 and 16, Register's Office for Davidson County, Tennessee. Said Lot No. 54 fronts 152.33 feet on the southerly side of Mansker Drive and runs back between lines, 318.9 feet on the westerly line and 351.5 feet on the easterly side to adead line in the rear on which it measures 101 feet. Being the same property conveyed to Charles E. Craddock, Jr. and wife, Doris H. Craddock by deed from O A. McDaniel, Jr. and wife, of record in Book 2882, page 511, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2646, page 315, 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 said James A. Garrard and wife, Edith Garrard, their heirs and assigns, forever.

And we do covenant with the said James A. Garrard and wife, Edith Garrard that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Charles E. Craddock, Jr. and wife, Doris H. Craddock do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Garrard and wife, Edith Garrard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of November, 19 61

Charles E. Craddock, Jr.

Doris H. Craddock

STATE OF TENNESSEE
SUMNER COUNTY

Personally appeared before me, W J Cole, a Notary Public in and for said County and State, the within named Charles E. Craddock, Jr. and wife, Doris Craddock, the bargainer, 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 Hendersonville, Tennessee, this 10th day of November, 19 61

Notary Seal — Notary Public, Sumner County, Tennessee — My Commission Expires 7-25-65

Commission Expires 7-25-65

W J Cole
Notary Public

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