K 3311

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, David V. Bradley and wife, Lois M. Bradley, have assumed and agreed to pay the unpaid balance of $2,266.85, of a note dated June 12, 1959, in the original principal sum of $2,900.00, payable to the order of L. H. Jordan in monthly installments of $35.00 each, including principal and interest at the rate of 6% per annum, and secured by a vendor's lien retained in deed of record in Book 2921, page 612, Register's Office for Davidson County, Tennessee,

we, Manuel Shute and wife, Jennie Louise Shute, have bargained and sold, and by these presents do transfer and convey unto the said David V. Bradley and wife, Lois M. Bradley, 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. 21 on the Plan of Clintondale, of record in Book 2330, page 120, Register's Office for said County, described as follows:

beginning at a point in the southerly margin of Clintondale Drive, the common corner of lots Nos. 20 and 21; thence with the line between said lots, southwardly 160 feet to a point; thence with the line between lots 21 and 22, southeastwardly 160.7 feet to a point in the northwesterly margin of Jordan Drive; thence with the margin of the same, northwardly 200.9 feet to a point, the beginning of a curve; thence northwestwardly around said curve with a radius of 20 feet, 31.4 feet to a point in the southerly margin of said Clintondale Drive; thence with the margin of the same, westwardly 224.4 feet to the point of beginning.

Being the same property conveyed to Manuel Shute and wife, Jennie Louise Shute, by deed from L. H. Jordan and wife, Marie G. Jordan, of record in Book 2921, page 612, 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 David V. Bradley and wife, Lois M. Bradley, their heirs and assigns, forever.

And we do covenant with the said David V. Bradley and wife, Lois M. Bradley 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, except as above set forth and 1961 taxes which are prorated and assumed by grantees.

And we, the said grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said David V. Bradley and wife, Lois M. Bradley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of November, 1961

Manuel Shute

Jennie Louise Shute

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