K 3311

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, the receipt of which is hereby acknowledged, and the assumption of a deed of trust executed by Charles W. Floyd and wife, Betty Bryan Floyd to Herschel Greer, Trustee, of record in Book 2939, page 617, Register's Office for Davidson County, Tenn. to secure to Guaranty Mortgage Company of Nashville the payment of one note dated June 25, 1959, in the original principal amount of $12,550.00 payable in monthly installments of $69.40 each, including principal and interes at the rate of 5½% per annum, beginning July 1, 1959, balance June 1, 1989, which said unpaid balance of said deed of trust the said grantees herein do hereby assume and agree to pay, we

CHARLES W. FLOYD AND WIFE, BETTY BRYAN FLOYD

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

A. J. CURTIS AND WIFE, JEAN R. CURTIS

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

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 107, Register's Office for said County.

Said Lot No. 19 fronts 100.0 feet on the southeasterly margin of Woods Lake Drive and extends back 217.8 feet on the northeasterly margin and measuring 100.5 feet thereon.

Being the same property conveyed to Charles W. Floyd and wife, Betty Bryan Floyd by deed from Wright and Sadler, Incorporated of record in Book 2923, page 175, Register's Office for Davidson County, Tennessee. This conveyance is made subject to restrictions, setback lines & easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. J. CURTIS AND WIFE, JEAN R. CURTIS their heirs and assigns, forever.

And we do covenant with the said A. J. CURTIS AND WIFE, JEAN R. CURTIS 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 stated above.

And we, CHARLES W. FLOYD AND WIFE, BETTY BRYAN FLOYD do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said A. J. CURTIS AND WIFE, JEAN R. CURTIS their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of November, 1961

Charles W. Floyd

Betty Bryan Floyd

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES W. FLOYD AND WIFE, BETTY BRYAN FLOYD

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 Madison, Tennessee, this 1st day of November, 1961.

Commission expires May 20, 1963

Hoyt W. Pate
Notary Public

Warranty Deed

From CHARLES W. FLOYD AND WIFE, BETTY BRYAN FLOYD

To A. J. CURTIS AND WIFE, JEAN R. CURTIS

STATE OF TENNESSEE, DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record the 22 day of NOV A.D. 1961 at 2:12 o'clock P.M. and recorded in Book 2939 Page 617
Recording Fee $2.00
JAMES P. WILSON, Register
By M. S. Murray D.R.

Furnished by
MADISON TITLE COMPANY
MADISON, TENN.
Representing
SOUTHERN TITLE INSURANCE COMPANY
and
THE TITLE INSURANCE CORPORATION OF PENNSYLVANIA

6945

G 301