K 3313

**WARRANTY DEED** MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($ 10.00 ), cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a deed of trust executed by Alfred E. Foster, Jr. and wife, Mabel D. Foster to E. A. Covington, Trustee, of record in Book 2568, page 101, Register's Office for Davidson County, Tenn. to secure to Security Federal Savings & Loan Assn. the payment of one note dated September 24, 1956, in the original principal amount of $9,750.00, payable in 240 monthly installments of $69.86 each, including principal and interest, beginning November 1, 1956, which said unpaid balance of said deed of trust the said grantees herein do hereby assume and agree to pay, we

ALFRED E. FOSTER, JR. AND WIFE, MABEL D. FOSTER

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

HUBERT ALLEN DYER AND WIFE, EMMA JEAN DYER,

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. 39 and the East one-half of Lot 40, of Block "B", on the Map of Overlook Estates, as of recor in Book 843, page 105, Register's Office for said County.

Said lot and said part of said lot adjoin and front together 75 feet on the south side of Garner Street and run back between lines 148.6 feet on the east line of Lot No. 39 and 147 feet, more or less, on the west line of part of Lot No. 40, to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to Alfred E. Foster and wife, Mabel D. Foster by deed from Joseph B. Dunn and wife, Ruth F. Dunn of record in Book 2102, page 287, Register's Office for Davidson County, Tennessee.

---

This conveyance is made subject to restrictions of record in Book 1261, page 287, 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, except as stated above, and taxes for 1961 which have been prorated and assumed by the purchasers.

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 2nd day of November, 1961

Alfred E Foster Jr

Mabel D. Foster

STATE OF TENNESSEE
COUNTY OF

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared ALFRED E. FOSTER, JR. AND WIFE, MABEL D. FOSTER, the bargainor(s) within named, 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, the 2nd day of November, 1961

Floyd W. Peters
Notary Public

My commission expires: May 20, 1963

PG 51