BK 3313

WARRANTY DEED TTC-148399

REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ********

DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 9, 1961, in the original principal sum of $11,500.00, payable to the order of First Federal Savings & Loan Association, in monthly installments of $82.40, including interest at 5%per annum and 1% per annum service fee, said note being secured by a deed of trust executed by Sam M. Rogers, unmarried, to Louis R. Linx, Trustee, of record in Book 3241, page 455, Register's Office for Davidson County, Tennessee,

SAM M. ROGERS, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STANDARD COIN-OP DISTRIBUTION, INC.

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:

Being Lot No. 129 on the Plan of Glencliff Estates, Section VI, of record in Book 2133, page 73, Register's Office for said County.

Said Lot No. 129 fronts 118 feet on the north side of Jacquelyn Drive and extends back 219.2 feet on the westerly line and 256.6 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 79.1 feet.

Being the same property conveyed to Sam M. Rogers by deed from R. & R. Homes, Inc., of record in Book 2647, page 215, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2102, page 339 and in Book 2199, page 583, said Register's Office.

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 shown above.

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.

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 6th day of December, 1961

Sam M. Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Sam M. Rogers, unmarried,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 6th day of December, 1961

My commission expires: July 23, 1962

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
C R & P
From 71915
SAM M. ROGERS, UNMARRIED,
To
STANDARD COIN-OP DISTRIBUTING, INC.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 7 day
of DEC A.D. 1961 at 9:47 A.M.
and recorded in Book D.D. No. 4167
Page 179
Fee $1.20
WILLIAM P. WILSON, Register
By M. Crumbo D.C.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee
File

PG 179