BK 3313

WARRANTY DEED G 9073 — NASHVILLE TITLE COMPANY

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 Grantees herein to pay the principal balance now due, plus future interest, on a certain note dated February 9th, 1955, for the principal sum of $13,000.00, payable $65.91 per month, including principal and interest at 4½% per annum, to the order of Kimbrough Phillips Company, beginning April 1st, 1955, balance February 1st, 1985, and secured by a deed of trust executed by Robert William Nolan and wife, Elizabeth M. Nolan to Miller Kimbrough, Trustee, of record in Book 2377, page 435, Register's Office for Davidson County, Tennessee.

VERNICE J. MCALPIN and wife, LILLIE H. MCALPIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ARTHUR LEWIS ARMISTEAD and wife, FRANCES ARMISTEAD ***

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. 26 on the Plan of Merry Oaks, Section II, as of record in Book 2133, page 8, Register's Office for said County, and described as follows:

Beginning at a point in the northeasterly margin of Merry Oaks Drive at the corner of Lots Nos. 26 and 25; thence with the line between said lots, northeasterly 196.9 feet to the corner of Lot 27; thence with the line between Lots 26 and 27, northwesterly 190.6 feet to the margin of Springview Drive; thence with the margin of the same, southerly 86½ feet to the beginning of a curve; thence around said curve, southerly 34.3 feet to the northeast margin of Merry Oaks Drive, thence with the margin of the same southeasterly 85.2 feet to the point of beginning.

Being the same property conveyed to Vernice J. McAlpin and wife, Lillie H. McAlpin by deed from Robert William Nolan and wife, Elizabeth M. Nolan of record in Book 1740, page 108, 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 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 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 7 day of December, 19 61

Vernice J. McAlpin

Lillie H. McAlpin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mrs Rose Caldwell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Vernice J. McAlpin and wife, Lillie H. McAlpin, 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 Nashville, Tennessee, this, the 7 day of December, 19 61

Mrs Rose Caldwell
Notary Public

My commission expires:
Oct. 20th, 1965

72006

WARRANTY DEED

From Vernice J. McAlpin, et ux

To Arthur Lewis Armistead, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 7 day of Dec A.D. 1961
at 10:32 o'clock AM
Noted in Book 2133 Page 203
Recording Fee $2.00
PAUL P. WILSON, Register
By [illegible] D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
TENNESSEE

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
27½ CENTS

PG 203