BK 3313

APPROVED AS TO LEGALITY ON
THIS 27 DAY OF Nov. 61
BY J. W. P. Gradin

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
---TEN AND NO/100--- DOLLARS

Cash paid by Percy C. Young and Wife, Mary Ann Young, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption by the said Percy C. Young and Wife, Mary Ann Young of $15,709.45, being the unpaid principal balance of Note dated December 23, 1959, for the principal sum of $16,100.00, with interest at 5-3/4% per annum, both principal and interest payable $94.02 monthly, beginning February 1, 1960, balance due January 1, 1990, secured by deed of trust executed by Eugene H. Kidwell and Wife, to Ferris C. Bailey, Trustee, of record in Book 3018, Page 231, Register's Office for Davidson County, Tennessee, to secure Murphree Mortgage Company payment of said note.
By an instrument of record in Book 3019, Page 9, the above debt was assigned to State Mutual Life Assurance Company of America.

We, Eugene H. Kidwell and Evelyn R. Kidwell

have bargained and sold, and by these presents do transfer and convey unto the said
Percy C. Young and Wife, Mary Ann Young

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. 3 on the Plan of Section I, Sutherland Heights, of record in Book 2663, Page 18, Register's Office for Davidson County, Tennessee.
SAID LOT NO. 3 fronts 95 feet on the east side of Timwood Drive and runs back 429.5 feet on the north line and 508.5 feet on the south line, which is a broken line, to a dead line on which it measures 158.5 feet.
BEING PROPERTY VESTED IN Eugene H. Kidwell and Evelyn R. Kidwell, a 1/2 undivided interest each, by deed from Harlan Construction Company, Inc., of record in Book 2998, Page 241, and under the terms of a Decree of Divorce of record in Minute Book 17, Page 161, Fourth Circuit Court, 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 Percy C. Young and Wife, Mary Ann Young their heirs and assigns, forever.

And We do covenant with the said Percy C. Young and Wife, Mary Ann Young 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 set out above
And We, Eugene H. Kidwell and Evelyn R. Kidwell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Percy C. Young and Wife, Mary Ann Young their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd. day of November, 1961

Eugene H. Kidwell
Evelyn R. Kidwell

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, David C. Kipp, a Notary Public in and for said County and State, the within named Eugene H. Kidwell and Evelyn R. Kidwell

the bargainer 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 22 day of November, 19 61

Commission expires July 20, 1965

David C. Kipp
Notary Public

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
1.65 ONE DOLLAR AND SIXTY-FIVE CENTS

TENNESSEE TITLE COMPANY

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