K 3315

WARRANTY DEED

FOR AND IN CONSIDERATION of love and affection I have for my son, THURMAN SENSING, JR. and his wife, ANGELYN B. SENSING, and the further consideration of them assuming and agreeing to pay the balance due as of the date hereof on the mortgage note dated August 29, 1955, in the original principal amount of THIRTEEN THOUSAND & no/100 ($13,000.00) DOLLARS, payable in monthly installments of EIGHTY-FIVE & 80/100 ($85.80) DOLLARS each, including principal and interest at the rate of five percent (5%) per annum, beginning September 1, 1955, with the balance due August 1, 1975, and secured by a deed of trust of even date therewith recorded in Book 2434, Page 199, Register's Office for Davidson County, Tennessee, which note and deed of trust the Grantee herein assumes and agrees to pay, I, THURMAN SENSING, have bargained and sold, and by these presents do transfer and convey unto the said THURMAN SENSING, JR. and wife, ANGELYN B. SENSING, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 27 and 28, of Block "A" on the Map of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Saratoga Drive, at the southwest corner of Lot No. 26 in said plan; thence eastwardly with the line between said Lots Nos. 26 and 27, 151.75 feet to the Whitworth Property; thence southwardly with same, 150 feet to the south line of this Subdivision; thence westwardly with same, 177.35 feet to the easterly line of Lot No. 29 in said plan; thence northwardly with the line between Lots 28 and 29, 135.75 feet to the southerly margin of Saratoga Drive; thence in a northeasterly direction with said drive, 100 feet to the beginning.

BEING the same property conveyed to Thurman Sensing by deed from Harry W. Burns, Jr. and wife, Priscilla Burns, of record in Book ____, page ____, 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 said THURMAN SENSING, JR. and wife, ANGELYN B. SENSING, their heirs and assigns, forever. And I, THURMAN SENSING, do covenant with the said THURMAN SENSING, JR. and wife, ANGELYN B. SENSING, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for restrictive covenants and easements of record and the aforesaid deed of trust. And I, THURMAN SENSING, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said THURMAN SENSING, JR. and wife, ANGELYN B. SENSING, their heirs and assigns, against the lawful claims of all persons whomsoever.

ANNABELLE SENSING, wife of THURMAN SENSING, joins in the execution of this Deed for the sole purpose of waiving such marital rights she may have under the laws of this state in the property herein conveyed.

WITNESS our hands this 21st day of December, 1961.

Thurman Sensing
Thurman Sensing

Annabelle Sensing
Annabelle Sensing

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