K 3316

REAU E. FOLK, JR., ATTY.

WARRANTY DEED TTC G-149056

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 January 3, 1959, in the original principal sum of $12,000.00, payable to the order of The First Mortgage Co. of Nashville, in monthly installments of $80.88, including interest at 5¼% per annum, said note being secured by a deed of trust executed by Cecil W. Painter and wife, Mary G. Painter, to E. E. Murrey, Trustee, of record in Book 2889, page 405, Register's Office for Davidson County, Tennessee,

CECIL W. PAINTER and wife, MARY G. PAINTER, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BILLY JOE CHOATE and wife, MARY M. CHOATE,

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 the northerly half of Lot No. 20 on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for said County.

Said northerly half of Lot No. 20 fronts 50 feet on the easterly side of Kenner Avenue, and runs back between lines 178.5 feet on the north line and 174 feet more or less on the south line to a 10 foot strip reserved and shows 50.08 feet on said strip.

Being the same property conveyed to Cecil W. Painter and wife, Mary G. Painter, by deed from Luther L. Smith and wife, Ruby V. Smith, of record in Book 2851, page 548, 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 2nd day of January, 1962

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 Cecil W. Painter and wife, Mary G. Painter,

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 2nd day of January, 1962

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1962

2 77248 WARRANTY DEED

From CECIL W. PAINTER AND WIFE

To BILLY JOE CHOATE AND WIFE

REGISTER'S Office
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of JAN A.D. 1962 at 8:01 o'clock A M
Noted in Book 100 Page 704
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By Emma Smith Deputy Reg.

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

G 635