K 3342

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $14,750.00

FOURTEEN THOUSAND SEVEN HUNDRED FIFTY AND No/100-------DOLLARS

OF WHICH SUM, $1,827.44 HAS BEEN PAID IN CASH BY JAMES CLARK REYNOLDS AND WIFE, LORETTA MOORE REYNOLDS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE IN THE SUM OF $12,922.56, THE GRANTEES ASSUME A LOAN SECURED BY DEED OF TRUST EXECUTED BY CALVIN T. EDWARDS AND WIFE, MAXINE S. EDWARDS, TO T. I. HOLMAN, JR., TRUSTEE, OF RECORD IN BOOK 3051, PAGE 201, SAID REGISTER'S OFFICE, TO SECURE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, PAYMENT OF ONE PROMISSORY NOTE EXECUTED APRIL 7, 1960, FOR THE PRINCIPAL SUM OF $13,250.00, PAYABLE IN MONTHLY INSTALLMENTS OF $77.38 EACH, INCLUDING PRINCIPAL AND INTEREST AT THE RATE OF 5 3/4% PER ANNUM.

WE, GEORGE H. TROUSDALE AND WIFE, MARGARET RIDLEY TROUSDALE

have bargained and sold, and by these presents do transfer and convey unto the said JAMES CLARK REYNOLDS AND WIFE, LORETTA MOORE REYNOLDS, THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 ON THE PLAN OF BELLSHIRE ESTATES, SECTION 4, OF RECORD IN BOOK 2133, PAGE 113, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, THE NORTHWEST TERMINUS OF DEVONSHIRE DRIVE AND RUGBY DRIVE; THENCE WITH THE WESTERLY MARGIN OF SAID DEVONSHIRE DRIVE, NORTHWARDLY 184.7 FEET TO A POINT; THENCE SOUTH 83 DEGREES 59' WEST 179 FEET TO A POINT; THENCE SOUTH 10 DEGREES 10' WEST 185.6 FEET TO A POINT IN THE NORTHERLY MARGIN OF SAID RUGBY DRIVE; THENCE WITH THE MARGIN OF THE SAME, EASTWARDLY 207 FEET TO A POINT; THE BEGINNING OF A CURVE, HAVING A RADIUS OF 25 FEET, IN A NORTHEASTWARDLY DIRECTION 40.1 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GEORGE H. TROUSDALE AND WIFE, MARGARET RIDLEY TROUSDALE, BY DEED FROM JAMES C. CRUMPLER AND WIFE, MARY S. CRUMPLER OF RECORD IN BOOK 3217, PAGE 155, 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 JAMES CLARK REYNOLDS AND WIFE, LORETTA MOORE REYNOLDS, THEIR heirs and assigns, forever.

And WE do covenant with the said JAMES CLARK REYNOLDS AND WIFE, LORETTA MOORE REYNOLDS 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 STATED ABOVE.

And WE, GEORGE H. TROUSDALE AND WIFE, MARGARET RIDLEY TROUSDALE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES CLARK REYNOLDS AND WIFE, LORETTA MOORE REYNOLDS, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 15th day of FEBRUARY, 19 62

George H. Trousdale

Margaret Ridley Trousdale

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