K 3343

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

and other good and valuable considerations, cash in hand paid by Mary M. Booker, a widow, the receipt of which is hereby acknowledged, and in further consideration of the said Mary M. Booker, a widow, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Walter D. Pratt and wife, to Marvin K. Barry, Trustee, as of record in Book 1961, page 267, to secure Commerce Union Bank, one note dated June 1, 1951, for $10,200.00, with interest at 4½ per annum, both principal and interest payable $53.85 monthly, beginning July 1, 1951, final payment due June 1, 1976.
By an instrument of record in Book 2215, page 344, the above debt was assigned to East River Savings Bank.

The escrow account in connection with described debt is hereby transferred to Grantee as a portion of this conveyance.

We, Walter D. Pratt and wife, Marjorie L. Pratt
have bargained and sold, and by these presents do transfer and convey unto the said Mary M. Booker, a widow

her 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. 19 on the Plan of Berrywood, as of record in Book 1835, page 24, Register's Office for said County.
Said Lot No. 19 fronts 71 feet on the east side of Greystone Road, and runs back between lines, 160.7 feet on the north line and 164.3 feet on the south line, to a dead line on which it measures 71 feet.
Being the same property conveyed to Walter D. Pratt and wife, Marjorie L. Pratt, by deed from Curtis L. Walker and wife, as of record in Book 1976, page 265, said Register's Office.
This conveyance is made subject to restrictions recorded prior to Feb. 15, 1950 in Book 1786, page 361, and restrictions recorded July 18, 1950, in Book 1855, page 478, 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 said Mary M. Booker, a widow

her heirs and assigns, forever.

And we do covenant with the said Mary M. Booker, a widow

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.

And we, Walter D. Pratt and wife, Marjorie L. Pratt

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary M. Booker, a widow

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of February 1962

Walter D. Pratt
Walter D. Pratt

Marjorie L. Pratt
Marjorie L. Pratt

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Walter D. Pratt and wife, Marjorie L. Pratt

the bargainor, 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 21st day of February, 1962

Commission expires April 26, 1965

Phillip E. Cole
Notary Public

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