K 3343

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ EIGHT THOUSAND, ONE HUNDRED, SEVENTY-THREE AND 58/100 ($8,173.58)---------- DOLLARS paid and to be paid by Charles E. Keaton and wife, Wilma Keaton, as follows: The sum of Eight Hundred ($800.00) Dollars in cash, the receipt of which is hereby acknowledged; and for the balance of $7,373.58 they assume and agree to pay the unpaid balance of that sum on a note dated November 3, 1958, payable to the order of Guaranty Mortgage Company of Nashville in the original amount of $7,750.00 with interest at 5½% per annum, both principal and interest payable $42.86 monthly, beginning December 1, 1958, and secured by a deed of trust executed by John B. Cook and wife, to Herschel Greer, Trustee, of record in Book 2369, page 68, Register's Office for Davidson County, Tennessee,

we, A. V. Hillis and wife, Claudette Hillis,
have bargained and sold, and by these presents do transfer and convey unto the said
Charles E. Keaton and wife, Wilma Keaton,
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. 8 Block C, on the Map of Crolywood Subdivision, Section No. 2, of record in Book 1130, page 100, Register's Office for said County.
Said Lot No. 8 fronts 60 feet on the northerly side of Alamo Place and runs back between lines, 151 feet on the west line and 150.7 feet on the east line, to a dead line on which it measures 60 feet.
Being the same property conveyed to A. V. Hillis and wife, Claudette Hillis, by deed from John B. Cook and wife, of record in Book 3070, page 471, said Register's Office.
This conveyance is subject to restrictions of record in Book 1429, page 69, said Register's Office and to set-back line from Alamo Place and a 10-foot easement along the rear of the lot for utility purposes as shown by the above mentioned recorded plan.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Keaton and wife, Wilma Keaton, their heirs and assigns, forever.

And we do covenant with the said Charles E. Keaton and wife, Wilma Keaton, 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 by above mentioned deed of trust and 1962 taxes, assumed by grantees.
And we, A. V. Hillis and wife, Claudette Hillis,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles E. Keaton and wife, Wilma Keaton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of February, 1962

A. V. Hillis
Claudette Hillis

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, J. H. Watts Jr., a Notary Public in and for said County and State, the within named A. V. Hillis and wife, Claudette Hillis,
the bargainors, 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 22nd day of February, 1962.

Commission expires Aug 4-1963

J. H. Watts Jr.
Notary Public

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