K 3343

For and in consideration of the sum of EIGHT THOUSAND, EIGHT HUNDRED, THIRTY-NINE AND 32/100 ($8,839.32) DOLLARS ----------DOLLARS paid and to be paid by MARTIN G. BURNS and wife ODA IRENE BURNS AS follows: The sum of ONE THOUSAND, FIVE HUNDRED AND NO/100 ($1,500.00) Dollars cash, the receipt of which is hereby acknowledged; and for the balance of $7,339.32 they assume and agree to pay the unpaid balance of that sum on a promissory note in the original amount of $8,700.00, with interest at 4½% per annum, payable to Guaranty Mortgage Company, both principal and interest payable $48.37 monthly, beginning Dec. 1, 1955, and secured by deed of trust executed by Charles Clinton Taylor and wife to Herschel Greer, Trustee, as of record in Book 2467, page 403, Register's Office for Davidson County, Tennessee, we, Daniel L. Nolan and wife Lois M. Nolan,

have bargained and sold, and by these presents do transfer and convey unto the said Martin G. Burns and wife Oda Irene Burns, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 165 on the Plan of Sterling Heights, Section V, as of record in Book 1835, page 37, Register's Office for said County. Said Lot No. 165 fronts 100 feet on the south side of Glenrose Avenue and extends back 242.6 feet on the westerly line and 200.3 feet on the easterly line to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to Daniel L. Nolan and wife, Lois M. Nolan, by deed from Charles Clinton Taylor and wife, as of record in Book 2499, page 137, said Register's Office.

This conveyance is subject to restrictions recorded Feb. 6, 1950 in Book 1787, page 427, and in Book 1914, page 500 and set-back line and easement for utilities as shown on above mentioned 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 Martin G. Burns and wife Oda Irene Burns, their heirs and assigns, forever.

And we do covenant with the said Martin G. Burns and Oda Irene Burns 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 said deed of trust and taxes for year 1962, assumed by them.

And we do further covenant and bind ourselves, ourheirs and representatives, to warrant and forever defend the title to the said land to the said Martin G. Burns and Oda Irene Burns, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of February, 1962

Daniel L. Nolan

Lois M. Nolan

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, O B Hofstetter, a Notary Public in and for said County and State, the within named Daniel L. Nolan and wife Lois M. Nolan

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 28th day of February, 1962.

My commission expires July 20 1965

O B Hofstetter
Notary Public

86284

Warranty Deed

From DANIEL L. NOLAN, ET UX

To MARTIN G. BURNS, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of FEB. A.D. 1962 at 2:40 o'clock P.M.
Recorded in Book 3343 Page 487
Witness my hand and seal of office
JAMES P. WILSON, Register
By [illegible] D.C.

[redacted] COMPANY
TENNESSEE

LAWYERS TITLE INSURANCE CORPORATION
RICHMOND, VIRGINIA

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