K 3344

For and in consideration of the sum of $ 10.00 DOLLARS
TEN AND NO/100---------- cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated January 2, 1958, executed by William C. Garland and wife, Jane Marie Garland, payable to Guaranty Mortgage Company of Nashville, for the original sum of $6,400.00, with interest at 5½% per annum, both principal and interest payable $38.40 monthly, beginning February 1, 1958, balance due January 1, 1983, and secured by Deed of Trust of record in Book 2684, page 17, Register's Office for Davidson County, Tennessee,

we, WILLIAM C. GARLAND AND WIFE, JANE MARIE GARLAND

have bargained and sold, and by these presents do transfer and convey unto the said JAMES B. FLIPPIN AND WIFE, EVELYN F. FLIPPIN their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots No. 1109 and 1111, of Block 160, on the Map of West Nashville Plan No. 1, of record in Book 57, pages 74 and 75, Register's Office for said County.
Said Lots No. 1109 and 1111 front together 50 feet on the northerly side of Indiana Avenue and run back between parallel lines 150 feet to an alley.
Being the same property conveyed to WILLIAM C. GARLAND AND WIFE, JANE MARIE GARLAND, by deed from Floyd Adkisson and wife, of record in Book 2708, page 471, 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 JAMES B. FLIPPIN AND WIFE, EVELYN F. FLIPPIN their heirs and assigns, forever.

And we do covenant with the said JAMES B. FLIPPIN AND WIFE, EVELYN F. FLIPPIN 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 hereinabove set out.

And we, the grantors, herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of March, 1962

William C. Garland

Jane Marie Garland

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John C. Jeffords Jr., a Notary Public in and for said County and State, the within named WILLIAM C. GARLAND AND WIFE, JANE MARIE GARLAND

JOHN C. JEFFORDS JR. NOTARY PUBLIC

the bargainor, E. 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 5th day of March, 1962

Notary Public

Commission expires March 22, 1965

Warranty Deed
G-150236-GA

From WILLIAM C. GARLAND ET UX

To JAMES B. FLIPPIN ET UX

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of MAR A.D. 1962 at 3:15 o'clock P M.
Noted in Book 10 Page 307
Recorded in Book Page
Recording Fee $3.00
JAMES P. WILSON, Register
By Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

[redacted]

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