K 3345

For and in consideration of the sum of TEN AND NO/100 *****.
DOLLARS ($ 10.00),
and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 12, 1960, in the original principal sum of $6,350.00, payable to the order of Home Federal Savings & Loan Association in monthly installments of $48.15, including interest at 5% per annum and a 1% service fee, said note being secured by a trust deed executed by Zeke M. Clements and wife, to E. A. Goodloe, Trustee, Register's Office for Davidson County, Tennessee,

C. W. DARLING and wife, DORA K. DARLING,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
DORA K. DARLING, for her sole and separate use,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 36 on the Map of Crutcher's Subdivision, of a part of the Lucy H. Lindsley Property, of record in Book 161, page 129, Register's Office for said County.

Said lot fronts 68 feet on the easterly side of Pennock Avenue and runs back between lines, 175 feet more or less on the southerly line and 176.8 feet on the northerly line, along the southerly margin of Ligon Avenue, to an alley in the rear on which it measures 68 feet more or less.

Being the same property conveyed to C. W. Darling and wife, Dora K. Darling, by deed from Zeke M. Clements and wife, Helen Clements, of record in Book 3128, page 535, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1962 taxes which have been assumed by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 5th day of March, 1962

C. W. Darling

Dora K. Darling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named C. W. Darling and wife, Dora K. Darling,

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, the 5th day of March, 1962

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1962

fs

5119

WARRANTY DEED
CB&F

From
C. W. DARLING and wife,
DORA K. DARLING,

To
DORA K. DARLING, for her sole and separate use.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7 day of MAR A.D. 1962 at 12:36 o'clock P.M.
Noted in Book 10 Page 516
Recorded in Book Page
Recording fee $2.00
JAMES J. WILSON, Register
By Deputy Reg.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

PG 149