K 3368

For and in consideration of the sum of $ Seven Thousand, Seven Hundred, Fifty and 00/100 ($7,750.00)---------- DOLLARS paid, and to be paid, by Ervin Mills and wife, Frances F. Mills, as follows, to-wit: The sum of One Thousand, Five Hundred, Thirty-two and 14/100 ($1,532.14) Dollars in cash, the receipt of which is hereby acknowledged, and for the balance of $6,217.86 they assume and agree to pay the unpaid balance of that sum on a promissory note in the original amount of $7,500.00, with interest at 4½% per annum, both principal and interest payable $31.70 monthly, secured by deed of trust to John W. Murphree, Trustee, dated June 20, 1955, and of record in Book 2419, page 407, Register's Office for Davidson County, Tennessee,

we, James Edward Quinn and wife, Lillie M. Quinn,
have bargained and sold, and by these presents do transfer and convey unto the said
Ervin Mills and wife, Frances F. Mills,
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. 30 on the Plan of Westboro Subdivision, Section Two, as of record in Book 1424, page 60, Register's Office for said County.

Said Lot No. 30 fronts 124.6 feet on the northeasterly side of Westboro Drive, and runs back between parallel lines 199.8 feet to a dead line.

Being the same property conveyed to James Edward Quinn and wife, Lillie M. Quinn, by deed from Harry D. Schmittou and wife, as of record in Book 2742, page 146, said Register's Office.

THIS conveyance is subject to restrictions contained in instrument recorded prior to February 15, 1950, in Book 1631, page 193, R.O.D.C., Ten-

THE balance of $92.81 to our credit in Escrow Account with Murphree Mortgage Company is hereby assigned to grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ervin Mills and wife, Frances F. Mills, their heirs and assigns, forever.

And we do covenant with the said grantees 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 1962 taxes, assumed by grantees.

And we 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 their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of March, 19 62.

James Edward Quinn
Lillie M. Quinn

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 James Edward Quinn and wife, Lillie M. Quinn,

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 2nd day of March, 19 62.

Commission expires August 4-1962

J. H. Watts Jr.
Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

From 90503
JAMES EDWARD QUINN, ET UX

To
ERVIN MILLS, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 2nd day of MAR A.D. 1962 at 4:00 o'clock
Noted in Book 1012 Page 454
Recording fee 2.00
JAMES P. WILSON, Register
By Deputy Reg.

Published by
TENNESSEE TITLE COMPANY

HOFSETTER & HOFSETTER, ATTYS

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