BK 371

WARRANTY DEED TTC 151005 REAU E. FOLK, JR., FORM

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 May 3, 1957, in the original principal sum of $5,500.00, payable to the order of Home Federal Savings & Loan Association in monthly installments of $46.42, including interest at 5% per annum and 1% service fee, said note being secured by a deed of trust executed by Ted B. Richey and wife to E. A. Goodloe, Trustee, of record in Book 2619, page 445, Register's Office for Davidson County, Tennessee.

TED B. RICHEY and wife, GRACE C RICHEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WALTER E. WALLS and wife, MILDRED CHRISTINE WALLS

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 the west one half of lot 6, on the Map of W. S. Ashworth's Subdivision of Lot 47, and other lots in the Town of Brownsville, as of record in Book 151, page 153, Register's Office for said County.

Said part of Lot No. 6 fronts 50 feet on the north side of Rosebank Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ted B. Richey and wife, Grace C. Richey, by deed from Charles J. Mims, a widow, as of record in Book 2646, page 249, 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 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 prorated and 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 12 day of April, 1962

Ted B Richey

Grace C Richey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen H. Green, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ted B. Richey and Grace C. Richey

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 12 day of April, 1962

Helen H Green

My commission expires: Jan. 24, 1966 *Notary Public*

94172 WARRANTY DEED

From
TED B. RICHEY AND WIFE,
GRACE C. RICHEY

To
WALTER E. WALLS AND WIFE,
MILDRED CHRISTINE WALLS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of APR A.D. 1962 at 2:01 o'clock P.M.
Noted in Book 01 Page 223
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

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

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