K 3377

WARRANTY DEED TTC-151864 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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated October 22, 1958, in the original principal sum of $7,200.00, payable to the order of Walter M. Noel & Company, Inc., in monthly installments of $57.89, including interest at 5½% per annum, said note being secured by a deed of trust executed by Douglas R. Ashworth and wife, to Walter M. Noel, Trustee, of record in Book 2866, page 459, Register's Office for Davidson County, Tennessee,

JAMES E. WHITE and REAU E. FOLK, JR.
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
CARRIE A. SISSOM, 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 part of Block No. 2 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Elkins Avenue, formerly 2nd Avenue, 100 feet east of the easterly margin of 43rd Avenue North, formerly 2nd Street; thence with the northerly margin of Elkins Avenue, eastwardly 50 feet; thence at right angles northwardly 150 feet to an alley; thence with the southerly margin of said alley, westwardly 50 feet; thence at right angles, southwardly 150 feet to the beginning.

Being the same property conveyed to James E. White and Reau E. Folk, Jr., by deed from Clarence E. Breedlove and wife, as of record in Book 3177, page 341, said Register's Office.

The escrow account held by Walter M. Noel & Company in connection with the assumed loan is transferred hereby to the Grantee.

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 as shown above, and except for 1962 taxes, which have been assumed by the Grantee.

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 17th day of May, 1962

James E. White
Reau E. Folk Jr.

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 James E. White and Reau E. Folk, Jr.,
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 17th day of May, 1962

Helen H. Green
Notary Public

My commission expires:

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