K 3377

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 all future interest on a certain note, dated August 19, 1950, for the principal sum of $10,700.00, payable to Guaranty Mortgage Company of Nashville, in monthly installments of $56.50, including principal and interest at 4% per annum, and secured by a deed of trust executed by Willis H. Lewis and wife, Laura C. Lewis to Herschel Greer, Trustee, of record in Book 1872 page 93, Register's Office for Davidson County, Tennessee,

DUANE M. MUIR and wife, NANCY J. MUIR,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE B. POWELL and wife, MARY B. POWELL, ***

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. 14 on the Plan of Green Acres Subdivision, as of record in Book 1424, page 21, Register's Office for said County.

Said Lot No. 14 fronts 77 feet on the southerly side of Grandview Place and runs back between lines 139.7 feet on the westerly line and 140 feet on the easterly line to a dead line, measuring 77 feet thereon.

Being the same property conveyed to Duane M. Muir and wife, Nancy J. Muir, by deed from John R. Bise, Jr. and wife, Louise L. Bise, of record in Book 2798, page 18, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1431, page 97; Book 1513, pages 53, 432 and 436, 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 as shown above, and except for all taxes for 1962 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 whomsoever.

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 18 day of May, 19 62

Duane M. Muir

Nancy J. Muir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mrs Rose Cashmere, a Notary Public in and for the State and County aforesaid, personally appeared the within named Duane M. Muir and Nancy J. Muir

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 18 day of May, 19 62

Mrs Rose Cashmere
Notary Public

My commission expires:
10-20-1965

WARRANTY DEED

From 95
DUANE M. MUIR et ux.

To
GEORGE B. POWELL et ux

12,500.00
5,811.72 cash
File: Nashville Title Co

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day
of MAY A.D. 1962
at 12:13 o'clock P. M.
Noted in Book 02 Page 81
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Emil Kinsley
Deputy Reg.

NASHVILLE TITLE COMPANY



200

G 157