K 3399

WARRANTY DEED GtC-168410 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 February 9, 1955, executed by Robert L. Garcia and wife to Guaranty Mortgage Company(now held by Fidelity Federal Savings & Loan Association) in the original principal sum of $9,950.00, payable $55.32 per month, including interest at 4½% per annum, for 25 years, secured by deed of trust to Herschel Greer, Trustee, of record in Book 2379, page 117, Register's Office for Davidson County, Tennessee,

W. E. SHINKLE and wife, MAGGIE SHINKLE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

THOMAS D. BRASSELL and wife, EFFIE E. BRASSELL,

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 the 10½ acre tract of land as shown on the Plat of Richardson Place, as of record in Book 547, page 135, Register's Office for said County, described according to a survey made by Erle Drake, County Surveyor, October 1, 1936, as follows:

Beginning at a point 15 feet from the southeast corner of the property conveyed by Church L. Sexton and wife, to Virginia L. Sexton Crocker, of record in Book 982, page 605, said Register's Office: thence eastwardly, along the northerly margin of Lakehurst Drive, 90 feet to a point; thence at right angles, north 140 feet to the northerly margin of said Richardson Place; thence westerly along the north margin of said Richardson tract, 90 feet to a point 15 feet from the northeast corner of said tract of land conveyed in Book 982, page 605, said Register's Office; thence in a southerly direction at right angles 140 feet to the point of beginning.

Being the same property conveyed to W. E. Shinkle and wife, Maggie Shinkle, by deed from Thomas M. Pritchett and wife, of record in Book 2635, page 507, 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 as shown above, and 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 1st day of June, 1962

W. E. Shinkle

Maggie Shinkle

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 W. E. Shinkle and wife, Maggie Shinkle, 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 1st day of June, 1962

Reau E. Folk Jr
Notary Public

My commission expires: July 23 1962

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3217

WARRANTY DEED
From
W. E. SHINKLE and wife,
MAGGIE SHINKLE
To
THOMAS D. BRASSELL and wife
EFFIE E. BRASSELL.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1. day
JUN A.D. 1962
at 2:25 o'clock P.M.
and is Book 2462 Page 182
Recorded in Book
Receipt No. For
Recording Fee
JAMES P. WILSON, Register
By Deputy Reg.

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

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