K 3400

Book 3400 Page 557

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

For and in consideration of the sum of $ 10.00 TEN AND NO/100 **DOLLARS,** cash in hand paid, other good and valuable considerations, the receipt of which is hereby acknowledged, and, as further and additional consideration, the grantees, Charlie S. Vanderpool, Jr. and wife, Willie Mai Vanderpool, hereby assume and agree to pay the unpaid balances of two notes, the first being in the present principal sum of $4,098.28 and is secured by a Deed of Trust as of record in Book 1622, page 519, Register's Office for Davidson County, Tennessee, and the second being in the present principal sum of $409.25, and is secured by a Deed of Trust as of record in Book 1653, page 245, said Register's Office,



We, Earnest L. Massey and wife, Effie Mai Massey,

have bargained and sold, and by these presents do transfer and convey unto the said Charlie S. Vanderpool, Jr., and wife, Willie Mai Vanderpool,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

BEING Lot No. 230 of Block 4 on the Plan of Cumberland Terrace, as of record in Book 1424, page 49, Register's Office for said County.

SAID Lot fronts 75 feet on the westerly side of Martingale Drive and runs back 171.9 feet on the northerly line and 180 feet on the southerly line to a dead line in the rear on which it measures 78 feet.

BEING the same property conveyed to Earnest L. Massey and wife, Effie Mai Massey, by deed from Lonnie W. Bain and wife, as of record in Book 2905, page 193, 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 said Charlie S. Vanderpool, Jr., and wife, Willie Mai Vanderpool, their **heirs and assigns, forever.**

And we **do covenant with the said** Charlie S. Vanderpool, Jr., and wife, Willie Mai Vanderpool, **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.**

And we, Earnest L. Massey and wife, Effie Mai Massey, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Charlie S. Vanderpool, Jr., and wife, Willie Mai Vanderpool, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 12TH **day of** June, **19** 62

Earnest L. Massey

Effie Mai Massey

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, **a Notary Public in and for said County and State, the within named** Earnest L. Massey and wife, Effie Mai Massey.

the bargainors, **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** , **Tennessee, this** 12 TH **day of** June, 1962.

Commission expires 8/30/64

Notary Public

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