K 3404

WARRANTY DEED TTC-152724

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 of $7,927.47 now due, plus future interest, on a note, dated December 31, 1957, in the original principal sum of $19,000.00 to Fidelity Federal Savings & Loan Association of Nashville, secured by a deed of trust of record in Book 2683, page 395, Register's Office for Davidson County, Tennessee,

FRED D. MORRIS and wife, CHARLOTTE ANN MORRIS,

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

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 "Reserved Tract" in S. W. Estes' Subdivision, of record in Book 1424, page 14, Register's Office for said County, and described according to a copy of survey by Harvey Gee, dated April 5, 1957, as follows:

Beginning at a point in the south margin of Otay Avenue, 118.6 feet west from the westerly margin of Pennington Avenue, said point being the northwest corner of the lot that was conveyed to Margaret A. Lewis by deed from Fred D. Morris and wife, of record in Book 3334, page 317, Register's Office for said County; thence along Lewis' west line, south 3° 39' east 177 feet to a point in the north line of Lot No. 1 of said Evans' Subdivision, being 118.6 feet west from the west margin of Pennington Avenue; thence along the north line of Lot No. 1, westerly 57.44 feet to an iron pin; thence North 3° East 60.4 feet to a concrete monument; thence easterly 6.82 feet to a point; thence northerly 116.06 feet to the south margin of Otay Avenue; thence with margin of the same, easterly 54.6 feet to the point of Beginning.

Being part of the property conveyed to Fred D. Morris and wife, Charlotte Ann Morris, by deed from The Volunteer Realty Company Incorporated, as of record in Book 3128, page 357, 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 for 1962 taxes, which have been prorated and 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.

Wherever 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 [illegible] day of July 1962

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible] a Notary Public in and for the State and County aforesaid, personally appeared the within named Fred D. Morris and wife, Charlotte Ann Morris,

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 [illegible] day of July, 1962

My commission expires: [illegible]

Notary Public

10065

WARRANTY DEED
CB&F
From
FRED D. MORRIS ET UX
To
MARGARET A. LEWIS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 16 day of JUL 1962 at 8:19 o'clock A.M.
Noted in Book 02 Page 426
Recorded in Book [illegible] Page [illegible]
Recording Fee 3.00
JAMES P. WILLIAMS, Register
By [illegible] Deputy Reg.



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

PG 539