K 3406

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

ROY L. BENNETT AND WIFE, MARY W. BENNETT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BILLY B. BALES AND WIFE, SADIE LOUISE BALES

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:

Land in the 13th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 58 and 59 on the plan of Hailey's Subdivision of part of Block 5 of G. T. Shegog's Subdivision at Boudeaux, of record in Book 547, page 155, Register's Office for said County, and also being shown as Lots Nos. 14, 15, and 16, Block "A", on the plan of an unrecorded Subdivision of certain lots in Hailey's Subdivision.

Said parts of said Lots Nos. 58 and 59, or, Lots Nos. 14, 15, and 16, front together 75 feet on the southeasterly side of Hailey Avenue and run back between parallel lines, 164.8 feet on the southwesterly line of Lot No. 14 and 161.9 feet on the northeasterly line of Lot No. 16, to a dead line.

Being the same property conveyed to Roy L. Bennett and wife, Mary W. Bennett, by deed from Minnye Weinberger and Husband, Sol Weinberger, of record in Book 1449, page 28, 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 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 26th day of July, 19 62.

Roy L. Bennett

Mary W Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named ROY L. BENNETT AND WIFE, MARY W. BENNETT, 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 26th day of July, 19 62.

Notary Public

My commission expires:
10-25-1965

WARRANTY DEED
From 13056
ROY L. BENNETT AND WIFE,
MARY W. BENNETT
To
BILLY B. BALES AND WIFE,
SADIE LOUISE BALES

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of JUL A.D. 62 at 12:25 o'clock P.M.
Recorded in Book 02 Page 231
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

G 613