K 3407

WARRANTY DEED C 9301 — NASHVILLE TITLE COMPANY

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 May 3rd, 1961, in the original sum of $14,650.00, with interest at 5 3/4% per annum, payable to the order of The Prudential Ins., Co., of America, and secured by a deed of trust executed by Leburn Elkins and wife, Edith P. Elkins, to R. Bruce Robertson, Jr., Trustee, of record in Book 3215, page 265, Register's Office for Davidson County, Tenn.

LEBURN ELKINS, and wife, EDITH P. ELKINS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALMA M. CAMPBELL, ***

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 Davidson County, Tennessee, being Lot No. 77 on the Plan of Portland Park, Section II, as of record in Book 2900, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 85 feet on the north side of Paden Drive, and extends back 163.7 feet on the east line and 155.5 feet on the west line, to a dead line in the rear, which is a broken line, in which it measures 103.9 feet.

Being the same property conveyed to Leburn Elkins and wife, Edith P. Elkins by deed from James P. Dalton and wife, Dorothy G. Dalton, of record in Book 3222, page 436, Register's Office for Davidson County, Tennessee.

Federal Title & Securities Corp. joins in this deed for the purpose of releasing and waiving any and all right of repurchase as set out in Restrictions of record in Book 3027 Page 94 Register's Office for Davidson Co.Tenn.

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.

exeept as shown above

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 31 day of July, 19 62

Leburn Elkins Edith P. Elkins

IN WITNESS WHEREOF, Federal Title and Securities Corp. has caused this ~~Instrument~~ to be executed by it duly authorized Officer on this 31st Day of July, 1962.

FEDERAL TITLE AND SECURITIES CORP.
By Albert W. Johnson
Exec. Vice-Pres. Albert W. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mabie Burkhalter, a Notary Public in and for the State and County aforesaid, personally appeared the within named Leburn Elkins, and wife, Edith P Elkins,

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 31st day of July, 1962

Mabie Burkhalter
Notary Public

My commission expires: July 29, 1964

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