K 3428

For and in consideration of the sum of Ten and No/100 DOLLARS ($ 10.00), cash in hand paid by Harold C. Hess and wife, Mary E. Hess, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Harold C. Hess and wife, Mary E. Hess, of the remaining principal balance owing under the terms of a Deed of Trust executed by Grantors herein to Ferriss C. Bailey, Trustee, of record in Book 3020, page 421, Register's Office for Davidson County, Tennessee, to secure Murphree Mortgage Company, payment of one note dated January 16, 1960, for the original principal sum of $12,900.00,

Richard E. Ackerman and wife, Nelda Fay Ackerman

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

Harold C. Hess and wife, Mary E. Hess

hereinafter called the Grantee, their 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. 33 on the Plan of Perry Heights, of record in Book 2900, page 18, Register's Office for said County.

Said Lot No. 33 begins at a point in the southerly margin of McKeige Drive at the corner of Lots Nos. 32 and 33; thence with the line between said lots, southerly 103 feet to a corner of Lot No. 34; thence with the line between Lots 33 and 34, easterly 90.1 feet to the westerly margin of McKeige Court; thence with the margin of the same, northerly around a slight curve, 115 feet to the beginning of a curve, thence around said curve, northwesterly 39.3 feet to the southerly margin of McKeige Drive; thence with the margin of the same southwesterly 82 feet to the point of beginning.

Being the same property conveyed to Richard E. Ackerman and wife, Nelda Fay Ackerman, by deed from S. & G. Realty Company, as of record in Book 3000, page 553, 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.

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, 1962

x Harold C. Hess — x Richard E. Ackerman
x Mary E. Hess — x Nelda Fay Ackerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M. K. Randall, a Notary Public in and for the State and County aforesaid, personally appeared the within named Richard E. Ackerman and wife, Nelda Fay Ackerman, 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 31 day of July, 1962

M. K. Randall
Notary Public

My commission expires: Nov 2-1963

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 31 day of Aug A.D. 1962 at 1:22 o'clock P.M.
Noted in Book 3428 Page 336
Recorded in Book 3428 Page 336
Recording Fee $2.00
JAMES D. WILSON, Register
By Dorothy Ray
Deputy Reg.

WARRANTY DEED
From
Richard E. Ackerman and wife, Nelda Fay Ackerman
To
Harold C. Hess and wife, Mary E. Hess

15056

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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