K 3429

For and in consideration of the sum of $----------$10.00----------

----------Ten and no/100----------DOLLARS

and other good and valuable considerations, cash in hand paid by Harold A. Denis and wife, Elizabeth F. Denis, the receipt of which is hereby acknowledged and in further consideration of the said Harold A. Denis and wife, Elizabeth F. Denis, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of trust executed by John C. Jenkins, Jr. and wife, to R. Bruce Robertson, Jr. Trustee, of record in Book 3094, page 29, to secure The Prudential Insurance Company of America, one note dated June 17, 1960, for the sum of $16,500.00, with interest as set forth in said note, payable according to the terms and conditions thereof, the balance being due June 1, 1985.

This conveyance is made subject to restrictions filed for record March 12, 1959, in Book 2580, page 353, Register's Office for said County.

We, N. C. Dunn, Jr. and wife, Ruth B. Dunn

have bargained and sold, and by these presents do transfer and convey unto the said Harold A. Denis and wife, Elizabeth F. Denis their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Broadwell Acres, as of record in Book 2663, page 118, Register's Office for said County.
Said lot fronts 111 feet on the easterly side of Trousdale Drive and runs back 422.7 feet on the north line and 376.5 feet on the south line to a dead line in the rear, on which it measures 121 feet.
Being the same property conveyed to N. C. Dunn, Jr. and wife, Ruth B. Dunn, by deed from John C. Jenkins, Jr. and wife, of record in Book 3316, page 315, 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 Harold A. Denis and wife, Elizabeth F. Denis their heirs and assigns, forever.

And We do covenant with the said Harold A. Denis and wife, Elizabeth F. Denis 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, with exception of the before mentioned debt.

And we, N. C. Dunn, Jr. and wife, Ruth B. Dunn do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harold A. Denis and wife, Elizabeth F. Denis their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of August, 1962

N. C. Dunn, Jr.

Ruth B. Dunn

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named N. C. Dunn, Jr. and wife, Ruth B. Dunn

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 16th day of August, 1962

Commission expires April 26, 1965

Phillip E. Cole
Notary Public

Warranty Deed

FROM N. C. Dunn, Jr. et ux

TO Harold A. Denis et ux

16522

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of AUG A.D. 1962 at 2:47 o'clock P. M.
Noted in Book 92 Page 287
Recorded in Book ____ Page ____
Recording Fee $ 2.00
JAMES P. WILSON, Register
By R. Hunt Deputy Reg.

Published by TENNESSEE TITLE COMPANY

Re: Mid-South Mortgage Corporation

G 416