BK 3430

WARRANTY DEED

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - *DOLLARS* cash in hand paid and other good and valuable considerations, paid by the grantee, the receipt of which is hereby acknowledged, and subject to an unpaid principal balance of $7,171.02 of an original note dated July 3, 1959, in the amount of $7,750.00, which note is secured by a Deed of Trust executed by Harold J. Young and wife, to Everett A. Covington, Jr., Trustee, of record in Book 2942, page 345, Register's Office for Davidson County, Tennessee.

We, Harold J. Young and wife, Louise A. Young, *have bargained and sold, and by these presents do transfer and convey unto the said* H. C. Wyatt, Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being the westerly 88 feet front and 100.3 feet rear of lot B-8 on the Map of the W. L. Hailey Subdivision of the Tamble Property, as of record in book 974, page 31, Register's Office for said County.

Said part of lot No. B-8 fronts 88 feet on the northerly side of Homestead Road, as widened, and runs back 344.4 feet on the westerly line and 364 feet, more or less, on the easterly line to a dead line, measuring 100.3 feet thereon.

Being the same real property conveyed to Harold J. Young and wife, Louise A. Young, by deed from Charles W. Evilcizer and Robert R. Wilson, dated October 26, 1955, filed December 26, 1955, and recorded in book 2487, page 149, said Register's Office.

This conveyance is made subject to deed of conveyance from E. C. Vinson to City of Nashville, of record in book 2847, page 305, 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 said H. C. Wyatt, Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, his *heirs and assigns, forever.*

And we *do covenant with the said* H. C. Wyatt, Trustee *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.*, except as above set out.

And we, Harold J. Young and wife, Louise A. Young, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. C. Wyatt, Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 1st *day of* August, *19* 62. ~~corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Harold J. Young

Louise A. Young

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Harold J. Young and Louise A. Young *the within named bargainor*, 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* 1st *day of* August, *19* 62.

H. J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY TENN.

Hugh J. Bradley *Notary Public*

Commission expires Apr. 3, 1963.

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