K 3433

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100---------- DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the Grantees herein assume and agree to pay the remaining unpaid balance of a note dated July 30, 1956, executed by the Grantors herein, payable to Guaranty Mortgage Company of Nashville, for the original sum of $9550.00, with interest at 4½% per annum, both principal and interest payable $53.10 monthly, beginning September 1, 1956, final August 1, 1981, and secured by a Deed of Trust of record in Book 2534, page 479, Register's Office for Davidson County, Tennessee, said debt having since been assigned to Federal National Mortgage Association, by instrument of recordin Book 2570, page 187, said Register's Office.

we, MAURICE EUGENE TUCKER AND WIFE, BARBARA B. TUCKER

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM ROBERT SANFORD AND WIFE, VELMA C. SANFORD

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 111 on the Plan of Beverly Heights, Section II, as of record in Book 2331, page 42, Register's Office for said County.
Said lot fronts 162.1 feet on the west side of Torbay Drive, as measured around a curve, and runs back 236.1 feet on the northerly line and 232 feet on the south line to a dead line in the rear on which it measures 82 feet.
Being the same property conveyed to Maurice Eugene Tucker and wife, Barbara B. Tucker, by deed from Homes, Inc., as of record in Book 2549, page 11, 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 WILLIAM ROBERT SANFORD AND WIFE, VELMA C. SANFORD their heirs and assigns, forever.

And we do covenant with the said WILLIAM ROBERT SANFORD AND WIFE, VELMA C. SANFORD 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 he reinabove set-out. And we, the Grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of September 1962

Maurice Eugene Tucker
Maurice Eugene Tucker

Barbara B. Tucker
Barbara B. Tucker

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John C. Jeffords Jr., a Notary Public in and for said County and State, the within named Maurice Eugene Tucker and wife, Barbara B. Tucker

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 6th day of September, 1962.

Commission expires March 22, 1965.

Notary Public

TENNESSEE TITLE COMPANY

G 239