K 3459

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TENNESSEE TITLE COMPANY

For and in consideration of the sum of Ten & ---------- 00/100 ($10.00) DOLLARS

cash in hand paid by Alfred C. Galloway and wife, Lettie S. Galloway,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Florence Ellen Quarles (Widow)

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 260 on the Plan of D. T. McGavock & Others Addition, as of record in Book 21, page 41, Register's Office for said County.
Said lot fronts 50 feet on the west side of 14th Avenue North and runs back between parallel lines, 170 feet to an alley.
Being property devised to Florence Ellen Quarles, as devisee under the will of James Madison Foster, deceased, whose will is of record in Will Book 65, page 254, said County Court Clerk's Office.

This conveyance, however, is subject to the following charge upon said premises, i.e., to-wit: that said grantor, Florence Ellen Quarles, reserves the right, for and during the remainder of her natural life, and without payment of any rent, to live in the house situated upon said premises or in such portion or portions of said house as may be mutually agreed upon at any time between her and the said grantees.

Said land is encumbered by a deed of trust of record in Book 3441, page 293, said Register's Office, securing a note made by the grantor, dated 6 August 1962, which indebtedness the grantees have assumed and agreed to pay.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we 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.

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.

Witness our hands this 20th day of September, 1962.

Florence Ellen Quarles

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ____, a Notary Public in and for said County and State, the within named Florence Ellen Quarles (a widow)

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 1962.

Commission expires Nov 4, 1964

Notary Public.

TENNESSEE TITLE COMPANY

DO NOT PUBLISH

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of OCT A.D. 1962 at 2:45 o'clock P.M.
Noted in Book 3459 Page 549
Recorded in Book ____ Page ____
Recording Fee $2.20
Register
Deputy Reg.

Published by
TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
TITLE INSURANCE
CORPORATION
Richmond, Virginia

Warranty Deed

From
FLORENCE ELLEN QUARLES

To
ALFRED C. GALLOWAY, ET UX.

DO NOT PUBLISH

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