K 3460

For and in consideration of the sum of TEN AND NO/100 ***** DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note dated January 30, 1956, in the original principal sum of $11,2 0.00, payable to the order of Murphree Mortgage Company in monthly installments of $56.76, including interest at 4½% per annum, said note being secured by a deed of trust executed by John Edward Fitzsimmons and wife, to John W. Murphree, Trustee, as of record in Book 2479, page 521, Register's Office for Davidson County, Tennessee,

HEBER W. EAVES and wife, MAXIE EAVES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT H. WOOLDRIDGE, JR., AND WIFE, LOLA V. WOOLDRIDGE,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 46 on the Map of Elysian Park, as of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 46 fronts 72.7 feet on the northerly side of Bellengrath Drive and runs back between lines, 223.3 feet on the easterly line and 221.6 feet on the westerly line, to a dead line in the rear measuring 72.7 feet thereon.

Being the same property conveyed to Heber W. Eaves and wife, Maxie Eaves, by deed from Jo Ann Sentell, as of record in Book 3284, page 247, said Register's Office.

This conveyance is made subjec to restrictions of record in Book 2435, page 360, 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, except as shown above,

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.

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 1st day of November, 19 62

Heber W Eaves

Mrs Maxie Eaves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Heber W. Eaves and wife, Maxie Eaves, 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 1st day of November, 19 62

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1966

30087 CBP

WARRANTY DEED

From HEBER W. EAVES and wife, MAXINE EAVES,

To ROBERT H. WOOLDRIDGE,

REGISTER'S OFFICE TENNESSEE DAVIDSON COUNTY Received for record ... Recorded in Book ... Register

REAU E. FOLK, JR., ATTY. Nashville, Tennessee

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