K 3460

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 $7,383.53, of a note in the original amount of $9650.00, executed by the Grantors herein, payable to Collateral Investment Company, dated Feb. 25, 1957, with interest at 4½% per annum, both principal and interest payable $53.64 monthly, beginning April 1, 1957, final March 1, 1982, and secured by a Deed of Trust of record in Book 2587, page 257, Register's Office for Davidson County, Tennessee; said debt having since been assigned to Waltham Federal Savings & Loan Association, by an instrument of record in Book 2487, page 513, said Register's Office,

WE, CLIFTON MALCOLM McCULLOUCH AND WIFE, MARY DEAN McCULLOCH,

have bargained and sold, and by these presents do transfer and convey unto the said IRVIN R. MERICKLE AND WIFE, NANNIE HOOVER MERICKLE

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

Being described according to a copy of a survey made by Wm. Collier Parrish Associates, dated Feb. 2, 1957, as follows:

BEGINNING at a point in the center line of Earhart Road or Pike at an iron pin, the southwest corner of the Obie Kelley Property, being 256 feet south from the center line of John Hager Road, as measured along the center line of Earhart Pike or Road around a slight curve; thence with Kelley's south line along a fence, south 83° 37' east 650.4 feet to a large corner post in the west line of the Vera Cook Property; thence with her west line or along a fence, south 3° 38' west 279 feet to a post opposite a 16" elm pointer being the northeast corner of the John Cook Property; thence with his north line north 88° west 628.4 feet to the center line of Earhart Pike or Road; thence with the center line of the same, as follows: North 2° 10' west 85.4 feet; thence north 1° 52' east 194.6 feet; north 3° 41' west 49.3 feet to the point of beginning, containing 4.5 acres, more or less.

Being the same property conveyed to Clifton Malcolm McCulloch and wife, Mary Dean McCulloch by deed from William H. Gillian and wife, as of record in Book 2639, page 319, 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 IRVIN R. MERICKLE AND WIFE, NANNIE HOOVER MERICKLE their heirs and assigns, forever.

And we do covenant with the said grantees herein, 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.

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 herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of November, 19 62

Mary Dean McCulloch

Clifton Malcolm McCulloch

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