BK 3464

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 grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $6,975.22 of an original note dated November 18, 1953, in the amount of $11,000.00, which note is secured by a Deed of Trust executed by George E. Radford and wife, to E. A. Covington, Trustee, of record in Book 2180, page 257, Register's Office for Davidson County, Tennessee.

We, George E. Radford and wife, Mildred R. Radford

have bargained and sold, and by these presents do transfer and convey unto the said Norman Marnix and wife, Lois C. Marnix, their

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 Lot No. 151 on the Plan of Crieve Hall Estates, Section 1, Revised, as of record in book 1835, pages 122, 123 and 124, Register's Office for said County.
Said Lot No. 151 fronts 100 feet on the easterly side of Stillwood Drive and runs back 250 feet on the northerly line and 247.1 feet on the southerly line to a dead line, measuring 120 feet thereon.
Being the same real property conveyed to George E. Radford and wife, Mildred R. Radford, by deed from James P. Wilson and wife, dated May 18, 1953, filed May 26, 1953, and recorded in book 2147, page 47, said Register's Office.

This conveyance is made subject to restrictions of record in book 2046, page 88, Register's Office for Davidson County, Tennessee, and an easement for public utility purposes across rear of premises and on north line of Stillwood Drive, 60-foot building setback line and conditions of owners certificate, as shown on plan of record in book 1835, pages 122, 123 and 124, 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 Norman Marnix and wife, Lois C. Marnix, their

heirs and assigns, forever.

And we *do covenant with the said* Norman Marnix and wife, Lois C. Marnix,

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, George E. Radford and wife, Mildred R. Radford

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Norman Marnix and wife, Lois C. Marnix, their

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

Witness our *hand* s *this* 12th *day of* November, *19* 62.

George E. Radford

Mildred R. Radford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* George E. Radford and Mildred R. Radford

the within named bargainor s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

HUGH J. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE

Witness my hand and official seal at Nashville, *Tennessee, this* 12th *day of* November, *19* 62.

Hugh J. Bradley, *Notary Public*

Commission expires March 31, 1963.

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