K 3498

TENNESSEE TITLE COMPANY

For and in consideration of the sum of 10.00

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

cash in hand paid by ANDREW CARTER AND WIFE, MARTHA B. CARTER

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, I STANLEY T. SNODGRASS, TRUSTEE

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:

BEING LOT No. 20 ON THE PLAN OF CUMBERLAND GARDENS, SECTION VI, AS OF RECORD IN BOOK 3106, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE WEST MARGIN OF BUCHANAN COURT AT THE CORNER OF LOTS 19 AND 20; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHWESTERLY 102.6 FEET TO A POINT; THENCE SOUTHERLY 68.1 FEET TO A CONCRETE MONUMENT; THENCE EASTERLY 96.4 FEET TO A CORNER OF LOT No. 21; THENCE WITH THE LINE BETWEEN LOTS 20 AND 21, NORTHEASTERLY 107.6 FEET TO THE MARGIN OF BUCHANAN COURT; THENCE WITH THE MARGIN OF THE SAME, NORTHWESTERLY AROUND A SLIGHT CURVE, 26 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO STANLEY T. SNODGRASS, TRUSTEE WITH FULL POWER BY DEED FROM JOHN SANTI AND WIFE, AS OF RECORD IN BOOK 3342, PAGE 29, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS RECORDED IN BOOK 3404, PAGE 72; TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 3106, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY.

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 21st day of DECEMBER, 19 62

Stanley T. Snodgrass Trustee
STANLEY T. SNODGRASS, TRUSTEE

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 1.10
PROBATE .50
TOTAL $ 1.60

Personally appeared before me, MARY C. COATES, a Notary Public in and for said County and State, the within named STANLEY T. SNODGRASS, TRUSTEE

DEC 28 1962
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainors, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 21ST day of DECEMBER, 19 62

Commission expires OCTOBER 22, 1965

Mary C. Coates
MARY C. COATES Notary Public.

TENNESSEE TITLE COMPANY

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 28 day of DEC A.D. 1962 at 1:12 o'clock P. M.
Noted in Book 1614 Page 163
Recorded in Book ____ Page ____
Recording Fee $ 2.00
Lillie B. Wilkes Register
By R. E. Worrall Deputy Reg.

Warranty Deed

FROM STANLEY T. SNODGRASS, TRUSTEE

TO ANDREW CARTER, ET UX

(MURPHREE MORTGAGE CO.)

40283

21 ($10,400.00)

P G 163