K 3498

REAU E. FOLK, JR., FORM

WARRANTY DEED TTC G-157469

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 March 29, 1962, in the original principal sum of $4,000.00, payable to First Federal Savings & Loan Association in monthly installments of $28.66, including interest at 5% per annum and a 1% service fee, said note secured by a deed of trust executed by Gene W. Hardy and wife, to Louis R. Linx, Trustee, of record in Book 3380, page 151, Register's Office for Davidson County, Tennessee,

GENE W. HARDY and wife, ISOLDE E. HARDY, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HARRY L. ERNEST and wife, LOLA E. ERNEST,

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 part of Lot No. 3 on the Plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book "J", page 170, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, July 28, 1958, as follows:

Beginning in the center of the new part of Smith Springs Road at the northwest corner of the property conveyed to L. T. Stevens, by deed from James A. Allen and wife, as of record in Book 2801, page 111, Register's Office for said County; thence with the center of said Road. north 78° west 80 feet; thence south 14° west 165 feet to the southern boundary line of the original Amanda E. Coe Tract; thence with said line, south 87° east 90 feet to the southwest corner of said tract, conveyed to L. T. Stevens by deed from James A. Allen and wife, as of record in Book 2801, page 111, said Register's Office, said point being 475.6 feet west of the southeast corner of said original Amanda E. Coe Tract; thence north 11° 20' east 149.7 feet to the beginning.

Being the same property conveyed to Gene W. Hardy and wife, Isolde E. Hardy, by deed from Buren Mack Bruce and wife, as of record in Book 3369, page 543, said Register's Office.

This conveyance is made subject to easement for public utilities of record in Book 2856, page 347, 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.

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 28th day of December, 1962

Isolde E. Hardy
Isolde E. Hardy

Gene W. Hardy
Gene W. Hardy

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 Gene W. Hardy and wife, Isolde E. Hardy, 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 28th day of December, 1962

Reau E. Folk JR
Notary Public

My commission expires: July 26, 1966

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