K 3498

WARRANTY DEED G 9460

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 all future interest on two notes described as follows: (1) note, dated September 20, 1950 for the original amount of $6100.00, with interest at 4% per annum, both principal and interest payable $33.92 monthly, beginning October 1, 1950, and secured by a deed of trust executed by William R. Kelley and wife, to Herschel Greer, Trustee, of record in Book 1895, page 461, Register's Office for Davidson County, Tennessee, and (2) note, dated September 20, 1950, in the original amount of $750.00 with interest at 4% per annum, both principal and interest payable $3.96 monthly, beginning October 1, 1950, and secured by a deed of trust, executed by William R. Kelley et ux to Herschel Greer, Trustee, of record in Book 1895, page 435, said Register's Office,
RUBY SHERRILL, as surviving tenant by the entirety,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
WALTER O. ROBERTS and wife, NELL MARIE ROBERTS ***

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:

Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office for said County.

Said Lot No. 45 fronts 70 feet on the westerly side of Graylynn Drive and runs back between lines 172.7 feet on the north line and 188.8 feet on the south line to a dead line in the rear, which is a broken line, measuring 99.54 feet thereon.

Being the same property conveyed to E. G. Sherrill and wife, Ruby Sherrill, by deed from William R. Kelley and wife, Martha L. Kelley, of record in Book 2032, page 453, Register's Office, for Davidson County, Tennessee, the said E. G. Sherrill having since died.

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 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.
In witness whereof, the Grantor has hereunto set his hand on this, the 28th day of Dec. 1962

Ruby Sherrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared the within named Ruby Sherrill with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of Dec. 1962

My commission expires: 5-15-63

James B. Johnson
Notary Public

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