K 3502

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 $10,725.15 of an original note dated August 8,1961, in the amount of $10,950.00, which note is secured by a Deed of Trust executed by Marvin H. Martin and wife, to Franklin G. Clark, Trustee, of record in Book 3271, page 489,Register's Office for Davidson County, Tennessee.

We, Henry C. Seat and wife, Mary Seat,

have bargained and sold, and by these presents do transfer and convey unto the said Haley Donald Hall and wife, Mary Alvin Hall, 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. 114 on the Plan of Parkwood Estates, Section I, as of record in book 2900, pages 119 and 120, Register's Office for said County.

Said lot No. 114 fronts 75 feet on the southerly side of Moorewood Drive and extends back between lines 134.2 feet on the easterly line and 151.6 feet on the westerly line to a dead line and measures 95 feet thereon.

Being the same real property conveyed to Henry C. Seat and wife, Mary Seat, by deed from Marvin H. Martin and wife, dated August 15, 1962, filed September 5, 1962, and recorded in book 3432, page 73, said Register's Office.

This conveyance is made subject to restrictions of record in book 3136, page 52, Register's Office for Davidson County, Tennessee, and an easement for drainage and public utilities along rear line of premises, 30-foot building setback line from Moorewood Drive, anchor easement at northwest corner of premises, elevation requirements and conditions of owners certificate, as shown on plan of record in book 2900, pages 119 and 120, Register's Office for Davidson County, Tennessee.

We hereby assign all our rights, title and interest in and to the escrow account unto the grantees herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Haley Donald Hall and wife, Mary Alvin Hall, their

heirs and assigns, forever.

And we *do covenant with the said* Haley Donald Hall and wife, Mary Alvin Hall,

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, Henry C. Seat and wife, Mary Seat

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Haley Donald Hall and wife, Mary Alvin Hall, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 16th *day of* January, *19* 63 *.* ~~the corporate seal of said corporation is hereto affixed hereunto by its duly authorized officers on said day and date.~~

Henry C. Seat

Mary E Seat

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Henry C. Seat and Mary Seat

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.*

Witness my hand and official seal at Nashville, *Tennessee, this* 16th *day of* January, *19* 63*.*

Hugh J. Bradley *Notary Public*

Commission expires April 27, 1963.

G 489