K 3502

WARRANTY DEED ATC 102872 REAU E. FOLK, JR., FIRM

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 November 17, 1960, in the original principal sum of $15,300.00, payable to Guaranty Mortgage Company in monthly installments of $89.35, including interest at 5 3/4% per annum, said note being secured by a deed of trust executed by Charles E. Mason and wife, Patricia S. Mason, to Herschel Greer, Trustee, of record in Book 3170, page 369, Register's Office for Davidson County, Tennessee,

CHARLES E. MASON and wife, PATRICIA S. MASON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JACK F. STRINGHAM and wife, SARA M. STRINGHAM,

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 Lot No. 427 on the Map of Grieve Hall Estates, Section VI, as of record in Book 2331, pages 1 and 2, Register's Office for said County.

Said Lot No. 427 fronts 90 feet on the easterly side of Montclair Drive and runs back 190 feet on the northerly line and 150 feet on the southerly line to a dead line, measuring 96.5 feet thereon.

Being the same property conveyed to Charles E. Mason and wife, Patricia S. Mason, by deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 3160, page 217, Register's Office for Davidson County, Tennessee

This conveyance is made subject to restrictive covenants of record in Book 2332, page 92, 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 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 for 1963 taxes which were prorated and assumed by the grantees herein.

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 25th day of January 19 63

Patricia S. Mason

Charles E. Mason

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 Charles E. Mason and wife, Patricia S. Mason, 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 25th day of January, 19 63

My commission expires: July 26, 1966

Notary Public

WARRANTY DEED
G R & F
From 44843
CHARLES E. MASON and wife
To
PATRICIA S. MASON
JACK F. STRINGHAM and wife, SARA M. STRINGHAM

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
28 day of JAN A.D. 1963
at 1:57 o'clock P.M.
Noted in Book 3170 Page 370
Recording Fee 1.25
Register
Deputy Reg.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

G 567