K 3502

WARRANTY DEED NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($ 10.00), Cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the grantees herein take and assume and agree to pay an indebtedness on the said property described hereinafter, the same being a deed of trust executed by the grantors to John W. Murphree, Trustee, of record in Book 2524, page 23, Register's Office for Davidson County, Tennessee, to secure Murphree Mortgage Company a note dated May 29th, 1956 for the principal amount of Twelve Thousand, One Hundred, Fifty ($12,150.00) Dollars, payable according to the terms and conditions thereof, which the grantees do hereby assume as part of the consideration. Therefore,

we, R. R. Thomas and wife, Margaret Thomas

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sam T. Harris and wife, Ruby W. Harris

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 part of Lot No. 3 on the Plan of the Real Estate of Thomas J. Watkins, deceased, as of record in Book No. 42, page 712, of the Register's Office for said County, also being shown on the plan of record in Book 371, page 348, said Register's Office, and partly shown on the plan of the lands of Campbell Brothers, of record in Book 547, page 26, said Register's Office, and being known as Lot No. 1 on the Map of M. M. Cuniff's Subdivision of Part of Block 3 of the Watkins Lands, and described according to a copy of a survey by Solon E. Davis, Engineer, June 20, 1955, as follows:
BEGINNING at a point on the easterly margin of Dickerson Pike, as now located at an iron pin, being 45.65 feet south of the south margin of a 20 foot roadway dedicated in Book 371, page 348, said Register's Office, said iron pin being in the southerly margin of a new unnamed street; thence with the margin of said unnamed street; South 87°41'10" east 423.49 feet to an iron pin; thence leaving said street, South 24°21'30" west 178.81 feet, more or less to an iron pin at the common corner of Lots 1 and 2; thence with the line between said lots North 77°08'30" west 400 feet to an iron pin in the easterly margin of Dickerson Pike; thence with the margin of the same, North 24°21'30" east 100 feet to the beginning.

Being the same property conveyed to R. R. Thomas and wife, Margaret Thomas, by deed from William D. McNutt and wife, Joyce T. McNutt, of record in Book 2958, page 553, 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.

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 18 day of January, 1963

x R. R. Thomas

x Margaret Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainer(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____

My commission expires: _____ Notary Public

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