K 3503

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, accepted as cash, the receipt of which is hereby acknowledged; and purchaser agrees to assume and pay loan in the amount of Six Thousand Seven Hundred Nine and 89/100--Dollars($6,709.89), being the balance of an original loan in the amount of Twelve Thousand and No/100--Dollars,($12,000.00), secured by deed of trust to Marvin K. Barry, Trustee, of record in Book 1648, page 393, Register's Office for Davidson County, Tennessee; we,
BRYAN S. MANLEY, Jr. and wife, VELNA G. MANLEY
have bargained and sold, and by these presents do transfer and convey unto the said
H. FRED BATSON and wife, MARIE C. BATSON

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 1 on the Map of Colonial Heights, as of record in Book 1130, page 102, Register's Office for said County. Said Lot No. 1 fronts 174.8 feet on the northerly side of Warfield Drive, as measured around a curve, and runs back 195 feet on the easterly line and 170 feet on the westerly line, along the easterly margin of an alley, to a point in the rear, being triangular in shape. Being part of the property conveyed to Tillman Maxwell, by deed from Urban Homes, Inc., of record in Book 1637, page 509, said Register's Office, and being the same property conveyed Grantors herein by Tillman Maxwell and wife Margaret Evans Maxwell in deed of record in Deed Book 1909 page 493 R.O.D.C.

Possession of the above described property has been given to grantees as of November 1, 1962 together with the right to receive all rental income therefrom.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. Fred Batson and wife Marie C. Batson
their heirs and assigns, forever.

And We do covenant with the said H. Fred Batson and wife Marie C. Batson
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 for first Mortgage setforth and described above.
And We, Bryan S. Manley and wife, Velna G. Manley
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. Fred Batson and wife, Marie C. Batson
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of November, 1962.

Bryan S. Manley Jr.

Velna G. Manley

STATE OF ~~TENNESSEE~~ Florida
Davidson County

Personally appeared before me, Charley H. Stafford, a Notary Public in and for said County and State, the within named Bryan S. Manley, Jr. and wife Velna G. Manley,
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 Orlando, Florida, this 26th day of November, 1962.

Commission expires 11/6/65

Charley H. Stafford
Notary Public

45912

WARRANTY DEED

FROM
Bryan S. Manley and wife,
Velna G. Manley

TO
H. FRED BATSON and wife,
MARIE C. BATSON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 4 day of DEC 1962 A.D. at 8:42 o'clock A.M.
Recorded in Book 4425 Page 205
Recording Fee $2.00
Witness my hand
Register
Deputy Fee

Published by
TITLE INSURANCE COMPANY
[redacted]
NOT PUBLISHED

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