K 3505

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) *DOLLARS* and other good and valuable considerations, receipt of all of which is hereby acknowledged, we Stanley C. Faulds and wife Betty S. Faulds

have bargained and sold, and by these presents do transfer and convey unto the said Albert E. Becker and wife Margaret R. Becker *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. 18 on the Plan of Sunny Acres, Section II, as of record in Book 2663, page 39, Register's Office for said County, described as follows:

Beginning at a concrete monument in the northerly margin of Windemere Drive at the beginning of a curve having a radius of 25 feet; thence around said curve, northwesterly 39.27 feet to a concrete monument in the easterly margin of Renee Drive; thence with said margin of said Drive, northerly 250 feet to an iron pin; thence easterly 150 feet to a concrete monument at the common northerly corners of Lots Nos. 17 and 18; thence with the line between said Lots Nos. 17 and 18, southerly 275 feet to an iron pin in the northerly margin of Windemere Drive; thence with said margin of said Drive, westerly 125 feet to the point of beginning.

Being the same real property conveyed to Stanley C. Faulds and wife, Betty S. Faulds, by deed from John H. Shumaker, Jr. and wife, dated April 29, 1960, filed May 4, 1960, and recorded in Book 3069, Page 207, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert E. Becker and wife Margaret R. Becker *their heirs and assigns, forever.*

And we *do covenant with the said* Albert E. Becker and wife Margaret R. Becker *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 easements and restricted covenants as of record, and taxes for 1963 which are pro rated and assumed by the Grantees herein.

And we, Stanley C. Faulds and wife, Betty S. Faulds *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Albert E. Becker and wife Margaret R. Becker *their heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 25th *day of* January, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stanley C. Faulds

Betty S. Faulds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. B. Neil, Jr. *a Notary Public in and for said County and State,* Stanley C. Faulds and Betty S. Faulds *the within named bargainor, 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 Nashville *Tennessee, this* 25th *day of* January *19* 63.

A. B. Neil, Jr. *Notary Public*

Commission expires 7-25-66

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