K 3506

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - - - $10.00 - - - - - - - - - - - - - - - - -

- Ten and no/100 - - - - - - - - - - **DOLLARS**

and other good and valuable considerations, cash in hand paid by Mary Stout, a single woman and mother, Ruby Poston, unmarried, the receipt of which is hereby acknowledged, and in further consideration of the said Mary Stout and mother, Ruby Poston, assuming and paying the balance due on a debt more particularly described as Deed of Trust executed by Joe C. Greeson and wife, to Chas. F. Lowell, Trustee, as of record in Book 2830, page 243, to secure Lowell & Malone, Inc., a note dated June 23, 1959, for the sum of $12,150.00, with interest at 6% per annum, both principal and interest payable $74.70 monthly, beginning Aug. 1, 1959, balance due July 1, 1984. By an instrument of record in Book 2941, page 555, the above debt was assumed by Southern Life Insurance Company.

We, Joe C. Greeson and wife, Marion Greeson

have bargained and sold, and by these presents do transfer and convey unto the said Mary Stout a single woman, and mother, Ruby Poston, Unmarried

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in Davidson County, Tennessee, being Lot No. 194 on the Map of Dr. B. W. Grizzard's Subdivision of part of the Dudley Tract, of record, and described according to a survey made by Earl Draper, County Surveyor, October 10, 1930, as follows:

Beginning at a stake in the northeasterly margin of Wallace Road, formerly Hillside Drive, at the corner of Lots 194 and 195; thence with the line between said lots, southeasterly 180 feet to a point in the rear boundary line of Lot No. 202; thence with said line, southwesterly 70 feet to the corner of Lots 194 and 193; thence with the line between said lots, northwesterly 180 feet to the northeasterly margin of Overlook Drive; thence with the margin of the same, northeasterly 70 feet to the point of beginning.

Being the same property conveyed to Joe C. Greeson and wife, Marion Greeson, by deed from Mid-South Developers, Inc., as of record in Book 2830, page 435, 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 Mary Stout and mother, Ruby Poston **their heirs and assigns, forever.**

And we **do covenant with the said** Mary Stout and mother, Ruby Poston **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.,** with exception of before mentioned Deed of Trust.

And we, Joe C. Greeson and wife, Marion Greeson **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Mary Stout and mother, Ruby Poston **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 12th **day of** February, 1963

Joe C. Greeson

Marion Greeson

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