BK 3507

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 Raleigh R. Jones, a widow, the receipt of which is hereby acknowledged, and in further consideration of the said Raleigh R. Jones, a widow, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of trust executed by David G. Startup and wife, to W. Raymond Denney, et al, Trustees, as of record in Book 1958, page 9, to secure The Penn Mutual Life Insurance Company, one note dated May 1, 1951, for $8,450.00, with interest at 4½% per annum, both principal and interest payable in 240 monthly installments of $53.47 each, beginning July 1, 1951, final June 1, 1971. Interest at the rate of 4½% per annum from May 11, 1951 to June 1, 1951, shall be paid on June 1, 1951.

We, David G. Startup and wife, Frances E. Startup have bargained and sold, and by these presents do transfer and convey unto the said Raleigh R. Jones, a widow her 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. 198 on the Plan of Merry Oaks Subdivision, not of record and described as follows:
Beginning at a point in the southerly margin of Deerwood Road, the common corner of Lots Nos. 197 and 198; thence with the line between said lots, southerly 201.8 feet to a point in the northerly line of Lot No. 206; thence easterly with the line of Lots Nos. 206 and 205, 81 feet to the common corner of Lots Nos. 198 and 199; thence with the line between said lots, northerly 201.2 feet to the southerly margin of Deerwood Road; thence with the margin of said Road, westerly 81 feet to the beginning.
Being the same property conveyed to David G. Startup and wife, Frances E. Startup, by deed from Carl Batson, et al, as of record in Book 1973, page 371, said Register's Office.

This conveyance is made subject to restrictions filed for record prior to Feb. 15, 1950, in Book 416, page 145, as amended in Book 1846, page 109, filed for record May 8, 1950, and restrictions in Book 1855, page 377, filed for record July 17, 1950, as amended by instrument of record in Book 1876, page 264, filed for record August 8, 1950, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Raleigh R. Jones, a widow her heirs and assigns, forever.

And we do covenant with the said Raleigh R. Jones, a widow 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 the above mentioned Deed of Trust.

And we, David G. Startup and wife, Frances E. Startup do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Raleigh R. Jones, a widow her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of February, 19 63

David G. Startup

Frances E. Startup

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