BK 3507

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($ 10.00), cash in hand paid by the grantees herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a Deed of Trust executed by Owen F. Sanders and wife Bettye Jo G. Sanders, to S. G. Robertson, Jr., Trustee of record in Book 2506, page 411, Register's Office for Davidson County, Tenn. to secure to The Equitable Life Assurance Society of the United States the payment of one note dated February 15, 1956, in the original principal amount of $9,000, with interest thereon according to terms of said note, and providing for the payment thereof in installments, the last of which is due and payable March 1, 1974, which said unpaid balance of said Deed of Trust the grantees herein do hereby assume and agree to pay, we,

J. C. Evetts and wife Mabel A. Evetts

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mary Ann Collins, unmarried

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 the 12th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Hillhurst Acres, Section I, as of record in Book 2331, pages 50 and 51, Register's Office for said County.

Said Lot No. 3 fronts 100 feet on the easterly side of Rich Acres Drive, and extends back 236 feet on the northerly line and 234.6 feet on the southerly line to a dead line, measuring 95.5 feet thereon.

Being the same property conveyed to J. C. Evetts and wife, Mabel A. Evetts by deed from Owen F. Sanders and wife, Bettye G. Jo. Sanders, of record in Book 3434 page 432, 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 21st day of February, 19 63

x J. C. Evetts

x Mabel A. Evetts

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. C. Evetts and wife Mabel A. Evetts, 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 Madison, Tennessee, this, the 21st day of February, 19 63

Homer G. Pearce
Notary Public

My commission expires: October 28, 1964

Paid $6.60 Mary Ann Collins
1015 No. 21st St.

WARRANTY DEED

From J. C. EVETTS ET UX MABEL A. EVETTS

To 49688 MARY ANN COLLINS

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY
Received for record this 21st day of FEB A.D. 1963 at 1:18 o'clock P.M.
Noted in Book 1614 Page 334
Recorded in Book 3507 Page 97
Recording Fee $3.00
$6.60 Register
Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

REBEL REALTY CO

PG 97