BK 3507

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of _____

- - - - - - - - TEN AND NO/100 ($10.00) - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand, paid to us by Maude Herring Blackburn, receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption of an indebtedness on the hereinafter conveyed and described property in the original principal amount of $12,750.00 as evidenced by a note secured by a deed of trust to Herschell Greer, Trustee, dated November 25, 1955, and recorded in Book 2470, page 145, Register's Office for Davidson County Tennessee, by the grantee, the unpaid principal balance thereon being the amount of $10,476.36; and in further consideration of the cancellation of the unpaid principal balance and accrued interest due on two promissory notes executed by us payable to Maude Chambers Herring Blackburn in the amounts of $1,000.00 and $2,600.35, dated June 3, 1960, and secured by a lien retained in a deed of record in Book 3131, page 12, said Register's Office; we, James E. McAleer and wife, R. Elaine McAleer,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Maude Herring Blackburn, 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. 15 on the plan of Leawell, Section 2, as of record in Book 2083, page 56, Register's Office for said County.

Said Lot No. 15 fronts 75 feet on the westerly side of Doge Place and runs back 130.4 feet on the northerly line and 151 feet on the southerly line to a dead line, measuring 80.3 feet thereon.

And being the same property conveyed to us by a deed of record in Book 3131, page 12, 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 Maude Herring Blackburn, her heirs and assigns, forever.

And we do covenant with the said Maude Herring Blackburn 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 taxes for the year 1962, for the payment of which there is money on deposit in an escrow account at Guaranty Mortgage Company, and for the above described indebtednesses. And we, James E. McAleer and wife, R. Elaine McAleer, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Maude Herring Blackburn, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of December, 1962

James E McAleer

R Elaine McAleer

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