K 3531

TENNESSEE TITLE COMPANY

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ TEN & NO/100 ($10.00) DOLLARS and the assumption by DOROTHY M. CLIMER of the balance due as of the date hereof on that certain mortgage note dated June 19, 1962, in the original principal sum of TWELVE THOUSAND ONE HUNDRED & NO/100 ($12,100.00) DOLLARS, payable in monthly installments of EIGHTY-NINE & 50/100 ($89.50) DOLLARS each, including principal and interest at the rate of five and one-fourth (5¼%) percent per annum, the last of said payments being due on July 1, 1992, with the balance of said note being approximately $11,986.50 as of the date hereof, and secured by a deed of trust of even date therewith recorded in Book 3412, Page 625, Register's Office for Davidson County, Tennessee, which note and deed of trust the Grantee herein assumes and agrees to pay, we, ROBERT E. McCORD and wife, OPAL B. McCORD,

have bargained and sold, and by these presents do transfer and convey unto the said DOROTHY M. CLIMER, 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. 455 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 455 fronts 73.0 feet on the southerly margin of Bonnameade Drive and runs back between lines measuring 165.0 feet on the westerly side and 180.63 feet on the easterly side to a dead line in the rear on which it measures 106.49 feet.

Being the same property conveyed to Robert E. McCord and wife, Opal B. McCord, by deed dated June 19, 1962, from R. W. Cravens Company, Inc., recorded in Book 3401, page 237, 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 DOROTHY M. CLIMER, her heirs and assigns, forever.

And we do covenant with the said DOROTHY M. CLIMER 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 by the deed of trust above mentioned, restrictions and easements recorded in Book** And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said DOROTHY M. CLIMER, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of March, 19 63.

Robert E. McCord

Opal B. McCord

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. McCord and wife, Opal B. McCord, the bargainor s, 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 Nashville, Tennessee, this 27 day of March, 1963.

Commission expires DEAN CLIBURN - NOTARY My Commission Expires Jan. 26, 1966

Notary Public

TENNESSEE TITLE COMPANY

** 3382, Page 174, said Register's Office, and taxes for the year 1963, which are hereby assumed by the Grantee.

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