K 3531

WARRANTY DEED TTC 159404 — BEAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ****** DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 13, 1956, in the original principal sum of $10,900.00, payable to Guaranty Mortgage Company in monthly installments of $60.60, including interest at 4½% per annum, said note being secured by a deed of trust executed by Dexter L. Stark and wife, to Herschel Greer, Trustee, as of record in Book 2566, page 161, Register's Office for Davidson County, Tennessee,

HORACE R. O'NEAL and wife, DORA N. O'NEAL,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
WILSON MALONE and wife, MYRTLE M. MALONE,
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:

Being Lot No. 60 on the Plan of Currey Wood Acres, Section I, as of record in Book 2133, pages 109 and 110, Register's Office for said County.

Said Lot No. 60 fronts 158 feet on the south side of Vinson Drive, and extends back 270.2 feet on the east line and 223 feet on the west line, to a dead line in the rear on which it measures 201 feet.

Being the same property conveyed to Horace R. O'Neal and wife, Dora N. O'Neal, by deed from Dexter L. Stark and wife, in Book 3026, page265, said Register's Office.

This conveyance is made subject to restrictions recorded August 18, 1954, in Book 2294, page 506.

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, except for 1963 taxes which have been prorated and assumed by the grantees.

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.
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 30th day of March, 1963

Dora N. O'Neal — Horace R. O'Neal

Dora N. O'Neal — Horace R. O'Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____

_____ Notary Public

My commission expires:

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