K 3532

MADISON TITLE COMPANY

WARRANTY DEED

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 considerations, and for the remainder the Grantees herein agree to assume the unpaid balance of Deed of trust executed by Michael J. Smith and wife, Audry J. Smith, to Miller Kimbrough, Trustee, of record in Book 2933, page 343, Register's Office for Davidson County, Tennessee, to secure to Kimbrough-Phillips Company the payment of one note dated May 26, 1959, in the original principal amount of $12,000.00, payable in monthly installments of $66.36 each, including principal and interest at the rate of 5 1/4% per annum, beginning July 1, 1959, Balance June 1, 1989.

J. W. ARMSTRONG, JR., AND WIFE, PEGGY H. ARMSTRONG

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GLENN HALE AND WIFE, ELIZABETH HALE

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 Davidson County, Tennessee, being Lot No. 263, on the Plan of Gra-Mar Acres, Section 8, as of record in Book 2331, page 110 Register's Office for said County.

Said Lot No. 263 fronts 151.34 feet on the northerly side of Joyce Lane and extends back 229.6 feet on the easterly line and 261.8 feet on the westerly line to a dead line, measuring 183.60 feet thereon.

Being the same property conveyed to J. W. Armstrong and wife, Peggy H. Armstrong, by deed from Michael J. Smith and wife, Audry J. Smith of record in Book 3463 page 344, Register's Office for Davidson County, Tennessee.

(1.) Taxes for 1963 have been pro rated and assumed by the buyers:

(2.) The April 1st., 1963, house payment is to be made by the Grantees:

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 as stated above.

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 2nd day of April, 1963

J. W. Armstrong, Jr.
Peggy H. Armstrong

STATE OF TENNESSEE
COUNTY OF

Before me, The Undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named J W Armstrong, Jr., and wife, Peggy H Armstrong

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of April, 1963

Notary Public

My commission expires: May 8, 1966

MADISON TITLE COMPANY
538 Gallatin Rd.
Madison, Tennessee

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 5 day of APR. A.D. 1963 at 9:46 o'clock A.M.
and duly recorded in Book 1651 Page 5
Recording Fee $2.00
By [illegible] Register

55955 From J. W. Armstrong, Jr. Peggy H. Armstrong To Glenn Hale et ux

WARRANTY DEED

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