K 3532

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)----------

TEN AND NO/100---------- DOLLARS

cash in hand paid by Nannie Bell Booker and sister,Hazel M.Booker and other good and valuable consideration the receipt of which is hereby acknowledge , and the balance of which is the assumption of a deed of trust executed by James W.Orange and wife, to John W.Murphree, Trustee, of record in Book 2308,page 245, to secure MUrphree Mortgage Company, a note dated July 28,1954, for the sum of $9,450.00, with interest at 4½ % per annum, both principal and interest payable $52.53 monthly beginning September 1,1954, balance due August 1,1979.

We,Grace Applegate and Husband , Jim Applegate have bargained and sold, and by these presents do transfer and convey unto the said Nannie Bell Booker and sister,Hazel M.Booker their 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 the west 45 feet of Lot No.36 on the Map of the Waverly Land Company's Plan of Lots, of record in Book 57,page 95, Register's Office for said County.

Said part of said lot fronts 45 feet on the north side of Caldwell Avenue and runs back between parallel lines 159 feet to an alley.

Being the same property conveyed to Grace Applegate and Husband, Jim Applegate, by deed from James W.Orange of record in Book 2696, page 39, 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 Nannie Bell Booker and sister, Hazel M.Booker their heirs and assigns, forever.

And we do covenant with the said Nannie Bell Booker and sister, Hazel M.Booker 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 as herein above stated .

And we, Grace Applegate and Husband ,Jim Applegate do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Nannie Bell Booker and sister, Hazel M.Booker their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of April, 1963

Mrs Grace Applegate

Jim Applegate

G 423