K 3538

WARRANTY DEED

For and in consideration of the sum of Ten & No/100 ---------- DOLLARS ($ 10.00),

Cash in hand paid by Oliver F. Shalibo and wife, Suzanne H. Shalibo, hereinafter called the grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, and further agree to assume and pay as agreed a deed of trust held by Provident Trust Company, 210 Union Street, Nashville, Tennessee, balance on said deed of trust being $15,825.11, payable $114.63 per month, principal and interest, we

James M. Foster and wife, Polly T. Foster

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Oliver F. Shalibo and wife, Suzanne H. Shalibo

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:

Lot 108 on the Plan of Primrose Acres, as of record in Book 2663, page 107, Register's Office for said County, described as follows:
Beginning on the southeasterly margin of Graycroft Avenue at the corner of Lots Nos. 107 and 108; thence with the line between said two lots southeasterly 294 feet to the corner of Lots Nos. 102, 103, 107 & 108; thence with the line between Lots Nos. 102 and 108, southwesterly 96.3 feet; thence north 81 degrees 16 minutes west 60 feet to the corner of Lots Nos. 105 and 109; thence with the line between said two lots northwesterly 322.3 feet to the southeasterly margin of Graycroft Avenue; thence with the same northeasterly 125 feet to the beginning.
Being the same property conveyed to James M. Foster and wife, Polly T. Foster, by deed from Gaines & Gregory Construction Company, Inc., as of record in Book 2367, page 337, Register's Office for Davidson County, Tennessee.
This conveyance is subject to restrictive covenants of record in Book 2663, page 104, said Register's Office.
The above being improved property with address 312 A & B Graycroft Avenue, Madison, Tennessee.

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.

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 14 day of May, 19 63

James M. Foster

Polly T. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bonnie C. Clark, a Notary Public in and for the State and County aforesaid, personally appeared the within named James M. Foster and wife, Polly T. Foster

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, Davidson County, Tennessee, this, the 14 day of May, 19 63

Bonnie C. Clark
Notary Public

My commission expires: July 24, 1963

Polly T. Foster Deed Co.

WARRANTY DEED

From J. M. Foster and wife, Polly T. Foster 63189

To Oliver F. Shalibo and wife, Suzanne H. Shalibo

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day
MAY A.D. 1963
at 3:10 o'clock P.M.
Noted in Book 4054 Page 324
Recorded in Book ____ Page ____
Recording Fee $2.00
Register
Deputy Reg.

NASHVILLE TITLE CO.
Nashville, Tennessee

G 235