BK 3569

WARRANTY DEED

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

and other good and valuable consider tions, 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, in the orginal sum of $8450.00, with interest at 5½% per annum, payable to the order of Lovell and Malone Inc., and secured by a deed of trust executed by James C. Haynie and wife, Ruth H. Haynie, of record in Book 3268, page 423, Register's Office for Davidson County, Tennessee.

JAMES C. HAYNIE and wife, RUTH H. HAYNIE

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

JOHN A DABBS, unmarried

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. 13, of Block "I" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.
Said Lot No. 13 fronts 50 feet on the northerly side of East Iris Drive, and runs back between lines, 143.7 feet on the east line and 118.1 feet on the west line along the east margin of a strip marked " Reserved for Future Use" to a dead line on which it measures 107 feet. This tract is improved and know as 434 East Iris Drive, Nashville 4, Tennessee.

Being the same prope ty convyed to James C. Haynie and wife, Ruth H. Haynie b deed from Melvin G. Roach and wife, Dorothy S. Roach, of record in Book 3253, page 163, Register's Office for Davidson County, 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 21 day of May 1963

James C. Haynie
Ruth H. Haynie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared the within named James C. Haynie and wife, Ruth H. Haynie 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, the 21 day of May 1963

M L Cowell
Notary Public

My commission expires: Nov 2-1963

63863
WARRANTY DEED
From James C. Haynie, et ux
To John A. Dabbs, unmarried
Cons: $1
Stamps: taxi
MAIL TAX STATEMENT

RECORDER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 21 day of MAY A.D. 1963 at 11:40 o'clock A.M.
Noted in Book 1AC Page 345
Recorded in Book 3569 Page 80
Recording Fee $2.00
Register
Deputy Reg.

TITLE TITLE CO.
ville, Tennessee

PG 81