BK 3569

WARRANTY DEED GTC-165466

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 April 6, 1955, in the original principal sum of $8,250.00, payable to the order of Kimbrough-Kavanaugh & Associates, in monthly installments of $41.81, including interest at 4½% per annum, said note being secured by a deed of trust executed by Daniel Lee Belcher, Jr., and wife, Nancy Marie Belcher, to Miller Kimbrough, Trustee, of record in Book 2387, page 27, Register's Office for Davidson County, Tennessee,

CROWDER'S INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RALPH T. NEIL and wife, MARY ANN NEIL,

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. 119 on the Plan of Battlewood, Section Two, as of record in Book 1835, pages 95 and 96, Register's Office for said County.

Said Lot No. 119 fronts 88.22 feet on the westerly side of Wildview Drive and runs back 263.68 feet on the south line and 335.20 feet on the north line to a dead line, on which it measures 180 feet.

Being the same property conveyed to Crowders, Inc., by deed from Daniel Lee Belcher, Jr., and wife, Nancy Marie Belcher, of record in Book 3286, page 531, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1494, page 513, and in Book 2022, page 400, 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 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.

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 17th day of May, 1955

CROWDER'S INC.,

BY: V. L. Crowder
President

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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