BK 3570

WARRANTY DEED TTC-150999 REAU E. FOLK, JR., FORM

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 considerations 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 October 10, 1958, in the original principal sum of $9,200.00, payable in monthly installments of $55.20 to Kimbrough Phillips Company, said note being secured by a deed of trust executed by Brian K. Abston and wife, to Miller Kimbrough, Trustee, of record in Book 2833, page 617, Register's Office for Davidson County, Tennessee,

BRIAN K. ABSTON and wife, JANE R. ABSTON,

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

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. 60 on the Map of Avalyn Place, as of record in Book 161, page 150, Register's Office for said County.

Said Lot No. 60 fronts 50 feet on the northerly side of Compton Avenue and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to Brian K. Abston and wife, Jane R. Abston, by deed from Charles V. Land and wife, as of record in Book 2808, page 596, 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, except as shown 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.

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 30th day of May, 1963.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Brian K. Abston and wife, Jane R. Abston, 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 30th day of May, 1963.

My commission expires: July 25, 1966

Notary Public

WARRANTY DEED

From: BRIAN K. ABSTON and wife, JANE R. ABSTON,

To: ARZO JOHNSON and wife, MABEL JOHNSON,

65821

REGISTER'S OFFICE, STATE OF TENNESSEE, DAVIDSON COUNTY — Received for Record MAY 31 1963 at 11:00 A.M. and recorded in Book 1125, Page 154, Recording Fee 1.00. Register, Deputy Reg.

REAU E. FOLK, JR., ATTY. Nashville, Tennessee

BK 579