BK 3572

WARRANTY DEED

For and in consideration of the sum of ---------- TEN AND NO/100 ---------- DOLLARS ($10.00), cash in hand paid by Lora Fowler, and other good and valuable considerations, receipt of all of which is hereby acknowledged, and in further consideration of the assumption by the Grantee and her agreement to pay the present outstanding principal indebtedness of $7,000.00, plus future interest to First Federal Savings and Loan Association, which indebtedness is secured by a deed of trust in Book 3568, page 318, Register's Office for Davidson County, Tennessee,

we, OSCAR H. ANDERSON and wife LILLIAN DORIS ANDERSON

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

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 part of Lot No. 9 on the Plan of H. E. Simpkins, Division of L. G. Curtis Lands, of record in Book 547, page 39, Register's Office for said County, described as follows:

Beginning at a point in the center of Curtis Street, the common front corners of Lots Nos. 8 and 9, said plan; thence northeastwardly with the dividing line between said lots, 250 feet to the southerly line of Lot No. 10 on said plan; thence northwestwardly with the line between Lots 9 and 10, 100 feet to the northeast corner of the property conveyed by Mrs. Cassie Page by deed of record in Book 2203, page 420, said Register's Office; thence southwestwardly with the northeasterly line of the property conveyed by the above mentioned deed 250 feet, more or less, to the center of Curtis Street; thence northeastwardly along the center line of said street, 100 feet to the point of beginning.

Being the same property conveyed to Oscar H. Anderson by deed from Cassie Page, of record in Book 3503, page 160, said Register's Office.

It is understood and agreed that all escrow funds held by First Federal Savings and Loan Association in connection with the above described indebtedness are hereby transferred to the account of the grantee.

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 herein set out and for 1963 taxes, all of which is assumed by the Grantee.

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 12 day of June, 1963.

Oscar H. Anderson

Lillian Doris Anderson

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 Oscar H. Anderson and wife Lillian Doris Anderson, the bargainor with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this, the 12th day of June, 1963.

My commission expires: Notary Public Commission Expires April 19, 1965

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