K 3574

WARRANTY DEED G-9657

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 all future interest, on a certain note, dated September 5, 1958, for the principal sum of $9,200.00, payable $55.20 per month, including principal and interest at 5½% per annum, beginning October 1, 1958, balance September 1, 1983, to the order of the First Mortgage Company, and secured by a deed of trust, executed by Billy R. Watson and wife, Dorothy Watson, to E. E. Murrey, Trustee, of record in Book 2826, page 527, Register's Office for Davidson County, Tennessee,

G. A. SUTTON and wife, SYBLE LUCILLE SUTTON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT H. ALLEN and wife, JULIA ANN ALLEN, ***

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. 83 on the Map of Joywood, as of record in Book 974, page 45, Register's Office for said County.

Said Lot No. 83 fronts 50 feet on the north side of Edwin Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to G. A. Sutton and wife, Syble Lucille Sutton, by deed from Billy R. Watson and wife, Dorothy Watson, of record in Book 3370, page 143, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1066, page 101 and Book 1086, page 208, said Register's Office.

This tract is improved and known as 431 Edwin Avenue, Nashville, Tennessee.

STATE TAX $ 12.35
PROBATE
TOTAL $ 12.85

JUN 24 1963

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TN.

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 and except for all taxes for 1963 which have been 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 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 21st day of June, 1963

G. A. Sutton

Syble Lucille Sutton

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 G. A. Sutton and wife, Syble Lucille Sutton

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 21st day of June, 1963

Lydia K. Burgess
Notary Public

My commission expires: My Commission Expires April 20, 1966

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