K 3575

Book 3575 Page 437

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $9,129.89 of an original note dated October 7, 1959, in the amount of $10,500.00, which note is secured by a Deed of Trust executed by James H. Neely and wife, to Everett A. Covington, Jr., Trustee, of record in Book 2988, page 325, Register's Office for Davidson County, Tennessee.

We, James H. Neely and wife, Ruth N. Neely

have bargained and sold, and by these presents do transfer and convey unto the said Billy C. Pass and wife, Kate V. Pass, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Sky View Subdivision, as of record in book 2331, pages 54 and 55, Register's Office for said County.

Said Lot No. 42 fronts 133 feet on the southerly side of Hailview Drive and extends back 375 feet on the easterly line and 321 feet on the westerly line to a head line measuring 201.4 feet thereon.

Being the same real property conveyed to James H. Neely and wife, Ruth N. Neely, by deed from Raymond L. Trammel and wife, dated October 2, 1959, filed October 14, 1959, and recorded in book 2964, page 493, said Register's Office.

This conveyance is made subject to restrictions of record in book 2444, page 576, and in book 1788, page 516, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the southerly line of premises, 100-foot building setback line from Hailview Drive, and conditions of owners certificate, as shown on plan of record in book 2331, pages 54 and 55, 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 said Billy C. Pass and wife, Kate V. Pass, their

heirs and assigns, forever.

And we *do covenant with the said* Billy C. Pass and wife, Kate V. Pass

that we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as above set out and for the 1963 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, James H. Neely and wife, Ruth N. Neely

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Billy C. Pass and wife, Kate V. Pass, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our *hand* s *this* 26th *day of* June, *19* 63. ~~*the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said date.*~~

James H. Neely

Ruth N. Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* James H. Neely and Ruth N. Neely

the within named 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* 26th *day of* June, *19* 63.

Hugh J. Bradley *Notary Public*

NOTARY PUBLIC LARGE

Commission expires [illegible]

PG 437