K 3576

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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, the receipt of all of which is hereby acknowledged, and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $13,400.00, executed by Everett V. Seal Jr. and wife Wanda J. Seal, payable to the order of Guaranty Mortgage Company, dated March 7, 1963 and secured by deed of trust to Herschel Greer, Trustee, of record in book 3546, page 255, R.O.D.C. Tennessee,

we, Everett V. Seal, Jr. and wife Wanda J. Seal

have bargained and sold, and by these presents do transfer and convey unto the said James Carl Mayberry and wife Martha J. Mayberry

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

Being lot No. 1044 in the Plan of Charlotte Park, Section 14, as of record in book 3306, page 30, R.O.D.C. Tennessee. Said lot No. 1044 fronts 73 feet on the northeasterly side of Galaxie Drive and runs back between lines, 142.9 feet on the northwesterly side and 149.9 feet on the southeasterly side to a line in the rear, measuring 94.1[illegible] feet thereon. Being the sameproperty conveyed to Everett V. Seal, Jr. and wife Wanda J. Seal by deed from Cumberland Valley Builders, Inc., of record in book 35[illegible]8, page 311, R.O.D.C. 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 James Carl Mayberry and wife Martha J. Mayberry their **heirs and assigns, forever.**

And we **do covenant with the said** James Carl Mayberry and wife Martha J. Mayberry **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 we, Everett V. Seal Jr. and wife Wanda J. Seal **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James Carl Mayberry and wife Martha J. Mayberry, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 6 **day of** June, 1963

Everett V Seal, Jr

Wanda J. Seal

PG 247