BK 3576

MADISON TITLE COMPANY

WARRANTY DEED

For and in consideration of the sum of Ten and No/100- DOLLARS ($10.00- - - -), Cash in hand paid by Francis M. Pate and wife, Marguerite L. Pate, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by one note dated September 30, 1958, in the original principal amount of $14,750.00, payable to Murphree Mortgage Company, and secured by Deed of trust executed by C. E. Harris and wife, Agnes G. Harris, and J. H. Lehning and wife, Ruby G. Lehning, to Ferriss C. Bailey, Trustee, of record in Book 2831, page 583, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said Francis M. Pate and wife, Marguerite L. Pate, do hereby assume and agree to pay, we,

C. E. HARRIS AND WIFE, AGNES G. HARRIS, RUBY G. LEHNING AND PAULINE L. DUFF, AND MARGUERITE L. PATE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANCIS M. PATE AND WIFE, MARGUERITE L. PATE,

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 the west 90 feet of Lot No. 17 on the Map of Rosebank Subdivision, of record in Book 547, page 48, Register's Office for said County.

Said part of said lot fronts 90 feet on the north side of Rosebank Avenue, as widened, and runs back between parallel lines 426 feet, more or less, to a dead line in the rear.

Being the same property conveyed to C. E. Harris and wife, Agnes G. Harris, and J. H. Lehning and wife, Ruby G. Lehning by deed from Earl G. Pate, Jr., and wife, Mary Elizabeth Pate, of record in Book 2007, page 2, Register's Office for Davidson County, Tennessee, the said J. H. Lehning, being deceased and leaving his widow, Ruby G. Lehning, and three daughters, Agnes G. Harris, Marguerite L. Pate, and Pauline L. Duff, as his only heirs-at-law.

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 hereinabove set forth.

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 6th day of July, 1963.

C. E. Harris — Ruby G. Lehning

Agnes G. Harris — Pauline L. Duff

Marguerite L. Pate

STATE OF TENNESSEE
COUNTY OF

Before me, Kate A. Cullen, a Notary Public in and for the State and County aforesaid, personally appeared the within named C. E. Harris and wife, Agnes G. Harris, Ruby G. Lehning, and Pauline L. Duff, and Marguerite L. Pate, 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 Madison, Tennessee, this, the 6th day of July, 1963.

Kate A. Cullen
Notary Public

My commission expires: May 1, 1967.

72812

WARRANTY DEED

From

C. E. HARRIS, et ux, and et al.

To

Francis M. Pate and wife,
Marguerite L. Pate.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of JUL A.D. 1963
at 4:03 o'clock P M.
Noted in Book 105 Page 271
Recorded in Book ___ Page ___
Recording Fee $ 2.00
Lelia B. Colbert, Register
By C. M. Finchy, Deputy Register

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

PG 479