BK 3610

For and in consideration of the sum of FOUR HUNDRED DOLLARS ($400.00),

cash in hand paid by Roy Bacigalupo and wife Alice Bacigalupo, receipt of which is hereby acknowledged, and in further consideration of the assumption by the Grantees and their agreement to pay the present outstanding indebtedness plus future interest to Guaranty Mortgage Company, which indebtedness is secured by a Deed of Trust of record in Book 2376, page 169, Register's Office for Davidson County, Tennessee,

we, DOYLE ROYCE YATES and wife NELLIE S. YATES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roy Bacigalupo and wife Alice Bacigalupo

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:

Land in Davidson County, Tennessee, being Lot No. 300 on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 300 fronts 65 [illegible] et on the southerly margin of Leatherwood Drive and extends back between lines 1[illegible].3 feet on the westerly line and 173.7 feet on the easterly line to a dead line in the rear measuring 66 feet thereon.

Being the same property conveyed to Doyle Royce Yates and wife, Nellie S. Yates, by deed from Clarence E. Elrod and wife, Elaine C. Elrod, of record in Book 2340, page 31, Register's Office for Davidson County, Tennessee.

It is hereby understood and agreed that all escrow funds held by Guaranty Mortgage Company in connection with the above described indebtedness is hereby transferred to the account of the Grantees.

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 assumed by the Grantees.

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 25th day of July, 1963

Doyle Royce Yates

Mrs Nellie S. Yates

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 Doyle Royce Yates and wife Nellie S. Yates

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 25th day of July, 1963.

Thomas C. Jones
Notary Public

My commission expires: May 1-1965

WARRANTY DEED

From
Doyle Royce Yates et ux

To
Roy Bacigalupo et ux

Nellie S. Yates

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