BK 3612

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by Norman Van Dame and wife, [illegible], hereinafter referred to as the GRANTEES, and other good and valuable considerations, and the love and affection that I have for my daughter and son-in-law, receipt of which is hereby acknowledged, and the further consideration of the assumption by the said GRANTEES of the balance owing First Federal Savings [illegible] indebtedness, as evidenced by a deed of trust [illegible], Trust [illegible] of record in Book [illegible], page [illegible], Registers Office for Davidson County, Tennessee, I, personally according to the records thereof, [illegible], hereinafter referred to as the GRANTOR, do hereby bargain, sell and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

[illegible] County, Tennessee, being the northerly [illegible] of the westerly [illegible] Savings and Loan Association [illegible] of Nashville, as of record in the Register's Office for Davidson County, Tennessee.

[illegible] Court, formerly [illegible] Drive, and more particularly [illegible] feet to a corner [illegible]. This property is improved and known as [illegible] Fourth Avenue, North, Nashville, Tennessee. Reference is hereby made to the First Federal Savings, [illegible] Fourth Avenue, North, Nashville, Tennessee.

Being the same property conveyed to J. [illegible] Peters and wife, Imogene H. Peters, by deed from William L. McConnell and wife, Mary Elizabeth O'Connell, of record in Book [illegible], page 171, said Register's Office, the said J. [illegible] Peters having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 9th day of August, 1963.

PG 317