BK 3612

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($ 10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the grantees herein take and assume and agree to pay the terms and conditions of, and the debt secured by an instrument executed by William W. Holden and wife, Irene Holden, to E. A. Goodloe, Trustee, of record in Book 3327, page 98, to secure Home Federal Savings & Loan Association of Nashville, a note dated January 2, 1962, the balance of which is as of August 1st, 1963 the sum of $19,068.52 which the grantees herein do assume and agree to pay as a part of the purchase price for the premises hereinafter described, therefore,

We, William W. Holden, et ux, Irene Holden

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto L. C. Palmer, et ux, Alicia L. Palmer,

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 20 on the Plan of Pleasant Acres, Section 5, as of record in Book 2331, page 56, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Fairoaks Drive at the corner of Lots No. 19 and 20; thence with the line between said two lots, northward 188 feet to the common corner of Lots No. 19, 20 and 21; thence with the line between Lots No. 20 and 21, westwardly 194.69 feet to the easterly margin of Townley Drive; thence with said Drive, southwardly 210.04 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southeastwardly 30.02 feet to the northerly margin of Fairoaks Drive; thence with said Drive, eastwardly 167.44 feet to the beginning.

Being the same property conveyed to William W. Holden and wife, Irene Holden, by deed from John T. Gordy, Jr. and wife, of record in Book 3316 page 293, said Register's Office.

This property is improved and known as 810 Fair Oaks Drive, Nashville, Tennessee.

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.

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 2 day of July, 1963

William W. Holden

Irene Holden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James A. Estes Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named William W. Holden, et ux, Irene Holden

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, Davidson County, Tennessee, this the 2 day of July, 1963

James A. Estes Jr.
Notary Public

My commission expires: My 25 1964

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