BK 3612

For and in consideration of the sum of Ten and No/100- DOLLARS ($ 10.00- - -),
Cash in hand paid by Lillie K. Ostrander and Harriett Karsch, 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 August 12, 1960, in the original principal amount of $8,650.00, payable to First Federal Savings and Loan Association of Nashville, and secured by Deed of trust executed by Billy D. McDonald and wife, Mary W. McDonald, to T. I. Holman, Jr., Trustee, of record in Book 3113, page 477, Register's Office for Davidson County, Tennessee, said unpaid balance of said indebtedness being at present in the amount of $8,278.13, and which unpaid balance of said indebtedness the said Lillie K. Ostrander and Harriett Karsch, do hereby assume and agree to pay, we,

MARY S. MILES AND HUSBAND, P. R. MILES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
LILLIE K. OSTRANDER AND HARRIETT KARSH,

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 Lot No. 23 on the map of Happy Valley, Section "B", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

Beginning on the northerly margin of Bobby Avenue at a point 250 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 22 and 23; thence with the line between said two lots, northwardly 140 feet to the common corner of Lots Nos. 3, 4, 22 and 23; thence with the line between Lots Nos. 4 and 23, eastwardly 75 feet to the common corner of Lots Nos. 4, 5, 23 and 24; thence with the line between Lots Nos. 23 and 24, southwardly 140 feet to the northerly margin of Bobby Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to Mary S. Miles by deed from Billy D. McDonald and wife Mary W. McDonald, of record in Book 3401, page 603, Register's Office for Davidson County, 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 8th day of August, 1963.

Mary S. Miles

P R Miles

STATE OF TENNESSEE
COUNTY OF

Before me, Lloyd W. Pate, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary S. Miles and husband, P. R. Miles, 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 8th day of August, 1963.

Lloyd W. Pate
Notary Public

My commission expires: May 14, 1967.

WARRANTY DEED
From 79647
MARY S. MILES AND HUSBAND,
P. R. MILES,
To
LILLIE K. OSTRANDER AND
HARRIETT KARSCH.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of AUG A.D. 1963 at 3:59 o'clock P M.
Noted in Book Page
Recorded in Book Page
Recording Fee $ 2.00
Register
Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

PG 593