K 3614

WARRANTY DEED

For and in consideration of the sum of Ten and No/100- DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the Grantee assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of trust, executed by Grace L. Quinn and Marie Dalton and husband, William R. Dalton to Vaden Lackey, Jr., Trustee, of record in Book 3484, page 311, Register's Office for Davidson County, Tennessee, to secure payment to Fidelity Federal Savings and Loan Association, of one note, dated October 23, 1962, for the principal sum of $8,000.00, payable $78.07 per month, including principal and interest at 5% per annum, plus 1% service charge.

I, Marie Dalton

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Grace L. Quinn, an unmarried woman,

hereinafter called the Grantee, his heirs, successors and assigns, my one-half undivided interest in & to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 142 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 142 fronts 50 feet on the northerly side of Blair Avenue or Boulevard, and runs back 154 feet on the easterly line and 150 feet, more or less, on the westerly line to the southerly line of Lot No. 140, measuring 50 feet thereon.

Being the same property conveyed to Grace L. Quinn and Marie Dalton by deed from Louis T. Nicholas and wife, Sarah Lacey Nicholas, of record in Book 3459, page 141, Register's Office for Davidson County, Tennessee.

(William R. Dalton joins in this deed for the purpose of conveying any marital interest he may have therein)

(With this conveyance Grace L. Quinn will now own all title and interest in and to said property.)

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 23rd day of August, 19 63

Marie Dalton
Marie Dalton
William R Dalton
William R. Dalton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bettye Lou King, a Notary Public in and for the State and County aforesaid, personally appeared the within named Marie Dalton and husband, William R. Dalton,

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 23rd day of August, 19 63.

Bettye Lou King
Notary Public

My commission expires:
July 26, 1967.

G 583