K 3618

85975

WARRANTY DEED

FROM

CHARLES ROY DAVIS AND [redacted]

ELLEN ANN DAVIS

TO

ALEX M. DRAKE AND WIFE, MARY E.

DRAKE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of SEP A.D. 1963 at 11:41 o'clock A.M. Noted in Book 1216 Page 320 Recorded in Book ____ Page ____ Recording fee $ 2.00
Register
Deputy Reg.

Compliments of
[redacted]ty Title Company
A Division of
[redacted]ty Title Insurance Company
[redacted]merican Trust Building
W. Cor. Third & Union
SHVILLE, TENNESSEE

Lovell + Malone

For and in Consideration of the sum of - - SEVENTEEN THOUSAND, EIGHT HUNDRED AND No/100 - -($17,800.00) - *DOLLARS*; of which ONE THOUSAND, EIGHT HUNDRED, THIRTY-SIX AND 40/100 ($1,836.40) DOLLARS has been paid in cash by ALEX M. DRAKE AND WIFE, MARY E. DRAKE, the receipt of which is hereby acknowledged, and the grantees hereby assuming and agreeing to pay the unpaid principal balance of a note signed by Charles Roy Davis and Ellen Ann Davis, dated November 10, 1961, in the original amount of Sixteen Thousand, Four Hundred and No/100 ($16,400.00) Dollars, now reduced by payment to the unpaid principal balance of Fifteen Thousand, Nine Hundred, Sixty-Three and 60/100 ($15,963.60) Dollars, with interest paid to September 1, 1963.

Said note is secured by and described in a deed of trust executed by Charles Roy Davis and Ellen Ann Davis, to James E. Malone, Trustee, which appears of record in Book 3318, page 471, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular and accurate description of said note;

We, CHARLES ROY DAVIS AND ELLEN ANN DAVIS,

have bargained and sold, and by these presents do transfer and convey unto the said ALEX M. DRAKE AND WIFE, MARY E. DRAKE, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, as follows:

BEGINNING on the easterly margin of Graycroft Road, at a point 120 feet south of the southwest corner of property conveyed to J. T. Dennis and wife, from Cumberland Development Co., of record in Book 2017, page 238, Register's Office for Davidson County, Tennessee; thence south 87 degrees 15 minutes east 270 feet to a point on the western boundary line of Lot No. 35, Block "C" on the Plan of Marthonna, nor of record; thence with the westerly boundary line of Lots Nos. 35 and 40, inclusive; south 2 degrees 50 minutes west 110 feet; thence north 87 degrees 15 minutes west 270 feet to the easterly margin of Graycroft Road; thence with the same, north 2 degrees 45 minutes east 110 feet to the beginning.

Being the same property conveyed to Charles Roy Davis and wife, Ellen Ann Davis, by deed from Ellis W. Braden and wife, Thelma A. Braden, of record in Book 3309, page 637, Register's Office for Davidson County, Tennessee. Title to the property is now vested in Charles Roy Davis and Ellen Ann Davis, as tenants in common, by reason of their absolute divorce, made final on May 14, 1963, in Court of General Sessions, Robertson County, Tennessee.

(All our interest in and to the escrow account held in connection with the above referred to loan is hereby assigned and transferred to Alex M. Drake and wife, Mary E. Drake).

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