K 3618

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 balance of a loan at First Federal Savings & Loan Association of Nashville, the balance of which is Ten Thousand, Five Hundred Sixty-Eight Dollars and Fifty-Nine Cents ($10,568.59), which the grantees herein do assume and agree to pay as a part of the purchase price for the premises hereinafter described, therefore,

I, W. C. Gober, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph S. Durichek et ux, Tessie J. Durichek

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 Davidson County, Tennessee, being the north half of Lot 4 and the south 37½ feet of Lot No. 5 of Block "A" on the Re-Subdivision of Power and Roth's Subdivision at Madison, as of record in Book 843, page 75, Register's Office for said County.

Said parts of said lots adjoin and front together 62½ feet on the westerly side of Oakdale Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property as conveyed to W. C. Gober, unmarried, by Warranty Deed, from Gerald J. Johnson et ux, Michelle C. Johnson as of record in Book 3616, page 363, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This property is improved and known as 766 Oakdale Avenue, Madison, 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 16 day of September, 1963

W C Gober

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James N. Hill, a Notary Public in and for the State and County aforesaid, personally appeared the within named W. C. Gober, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 16th day of Sept. 1963

James N. Hill

My commission expires Apr 26, 1966

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