BK 3618

WARRANTY DEED F-27 REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN * DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantee herein to pay, the total balance of $1,618.92 now due on a note, dated May 24, 1962, in the original sum of $2,210.00, executed by Maudie White Childs and Mattie Flowers, payable $35.84 per month, and secured by a deed of trust executed by Maudie White Childs to Charles Nelson, Jr., Trustee, of record in Book 3408, page 455, Register's Office for Davidson County, Tennessee,

MAUDIE WHITE, formerly MAUDIE WHITE CHILDS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MATTIE FLOWERS, a widow,

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. 34 of Block 4 on the Map of the Heffernan Place, as of record in Book 161, page 13?, Register's Office for said County.

Said Lot No. 34 fronts ?? feet on the south side of [illegible] Boulevard (Formerly Heffernan Street) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Maudie White, by deed from Mattie Flowers, of record in Book 2281, page 311, said Register's Office.

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 10th day of September, 1963

[signature]
Maudie White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Maudie White, formerly Maudie White Childs, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 19th day of September, 1963

[signature] Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1966

86731

WARRANTY DEED
CB&F
From
MAUDIE WHITE
To
MATTIE FLOWERS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of SEP A.D. 1963 at 2:28 o'clock P M.
Noted in Book 106 Page 554
Recorded in Book Page
Recording Fee $ 2.00
[signature], Register
By [signature], Deputy

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

PG 471