K 3619

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, Tennessee in the amount of Five Thousand Forty-Three Dollars and Thirty-Four Cents ($5,043.34) and to pay arrearage payments of Five Hundred Forty-Five Dollars and Thirty Cents ($545.30), which the grantees herein do assume and agree to pay, as a part of the purchase price for the premises hereinafter conveyed, therefore,

We, H. T. Snoddy, et ux, Magnus Snoddy

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

Alonzo Bolton, et ux, Mary G. Bolton,

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. 141, Section B, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 67, R. O. D. C., Tennessee; Fronting 50.9 feet on Overton Street, containing 0.10 acres, more or less;

SUBJECT to and/or reserving one (1) permanent easement 10 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto. This conveyance is also subject to all covenants and restrictions as of record.

Being the same property as conveyed to H. T. Snoddy, by Warranty Deed from John W. Wright, et ux, as of record in Book 1976, page 489, Register's Office for Davidson County, Tennessee.

This property is improved and known as 1309 Overton Street, Old Hickory, 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 25 day of Sept, 1963

x H. T. Snoddy

x Magnus Snoddy.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ray C. Davis, a Notary Public in and for the State and County aforesaid, personally appeared the within named H. T. Snoddy, et ux, Magnus Snoddy, 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 Old Hickory, Tennessee, this, the 25 day of Sept. 1963

Ray C. Davis
NOTARY PUBLIC

My commission expires: 3-10-64

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