BK 3640

WARRANTY DEED TTC-164672

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 grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated October 13, 1960, in the original principal sum of $5,300.00, payable to Fidelity Federal Savings & Loan Association of Nashville in monthly installments of $44.73, including interest at the rate of 5% per annum and a service fee of 1% per annum, said note being secured by a deed of trust executed by Thomas L. Bowers and wife, Ann Nell Bowers, to Vaden Lackey, Jr., Trustee, of record in Book 3144, page 597, Register's Office for Davidson County, Tennessee,

THOMAS L. BOWERS, a widower,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto E. F. WALLER and wife, HARRIETTE ESTELLE WALLER,

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. 100 on the Map of Grandview Heights, as of record in Book 161, pages 14 and 15, of the Register's Office for said County.

Said Lot No. 100 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas L. Bowers and wife, Ann Nell Bowers, by deed from William Edward King and wife, of record in Book 2040, page 137, said Register's Office, the said Ann Nell Bowers having died March 1, 1962.

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 26th day of September 1963.

Thomas L. Bowers
Thomas L. Bowers

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 Thomas L. Bowers, a widower,

the bargainor(s), 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 Nashville, Tennessee, this the 26th day of September 1963

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

88453

WARRANTY DEED
CB&F
From
THOMAS L. BOWERS, a widower
To
E. F. WALLER ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

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

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