K 3640

WARRANTY DEED

For and in consideration of the sum of [illegible] FIVE HUNDRED ($13,500.00) DOLLARS

of which amount $4641.61 is cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the grantee of the mortgage held by the Guaranty Mortgage Company of Nashville, 316 Union Street, in the principal amount of $8580.39 which is by a deed of trust to Herschel Greer, Trustee, of record in Book 2361, page 267, Register's Office for Davidson County, Tennessee, we, Leslie B.Pomeroy and wife, Nellie Mai Pomeroy, have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Exie I. Adams, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 19 on the Map of Southlake, Section Two, as of record in book 2083, page 84, Register's Office for said County.
Said lot No. 19 fronts 83.2 feet on the south side of Lake Park Drive and runs back between lines, 110 feet on the east line and 210.6 feet on the west linedto a ddad line in the rear which is a broken line on which it measures 166.5 feet.
Being the same property conveyed to Leslie B.Pomeroy, et ux, by deed from Floyd Adkisson, et ux, of record in book 2337, page 405 said Register's Office.
Grantors hereby assign to grantee the escrow account with said mortgage company now in amount of $227.93, held for taxes and insurance. Grantee to pay present monthly payment due at said mortgage company in amount of $87.00. Grantors have paid grantee $7.50, one-half expense of transferring account with mortgage company to grantee's name.Grantors may hold property for 30 days rent free but if they ever that time they to pay rent to grantee at rate of $87.00 per month.Property sold subject to restrictions, etc, of record in book 2274, page 618, and book 2083, page 84, said Register's Offfee and 1963 taxes which paid by said escrow account.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Exie I. Adams, her heirs and assigns, forever.

And we do covenant with the said ~~grantee~~ Mrs. Exie I. Adams that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. , except as above revealed. Said property is known as house number 3137 Lake Park Drive.

And we, the said grantors do further covenant and bind ourselves,our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Exie I. Adams, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 3rd day of October 1963, 19--, the~~-~~ ~~corporate seal of said corporation was hereto affixed and its name to be signed hereto by its duly authorized officers on said day of~~

[redacted]

L B Pomeroy
Leslie B. Pomeroy
Nellie Mai Pomeroy
Nellie Mai Pomeroy

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Wm. H. Eason, a Notary Public in and for said County and State, Leslie B. Pomeroy and wife, Nellie Mai Pomeroy the within named 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 office in Davidson County, Tennessee this 3rd day of October 1963, 19

Wm. H. Eason
Notary Public

My Commission Expires Aug. 25, 1964

Commission expires

WM. H. EASON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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